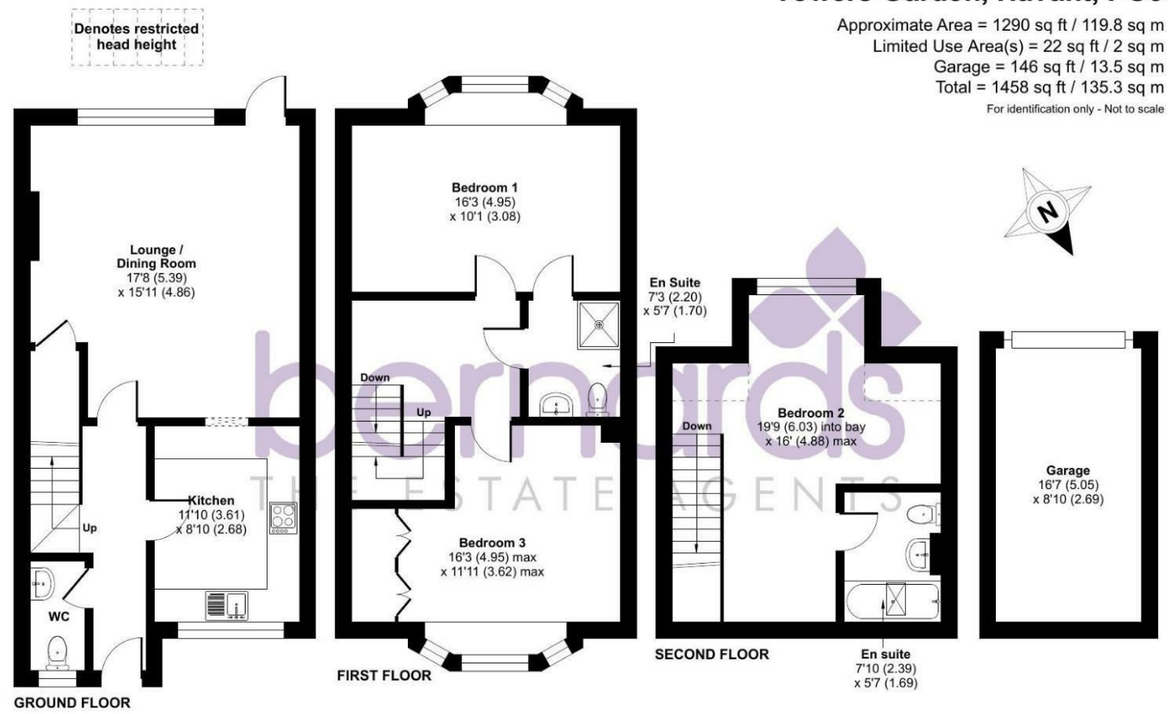
Towers Garden, Havant, PO9

Approximate Area = 1290 sq ft / 119.8 sq m
Limited Use Area(s) = 22 sq ft / 2 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1458 sq ft / 135.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1511450



FOR SALE

Asking Price £450,000

Towers Garden, Havant PO9 1RZ

bernards THE ESTATE AGENTS



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HIGHLIGHTS

- Three Bedrooms
- Conservatation Area
- Set Over Three Floors
- Downstairs WC
- Two Bathrooms
- Garage & Parking
- Generously Sized
- On The Doorstep Of Langstone Harbour
- Train and Bus Links
- A Must View

Nestled in the charming conservation area of Towers Garden, Langstone this delightful three bedroom house offers a perfect blend of comfort and convenience, just a stone's throw from the picturesque Langstone Harbour. Upon entering, you are welcomed by a spacious hallway that leads to the various ground floor rooms. The kitchen is well-equipped with ample cupboard space and integrated appliances, making it a joy for any home cook. The lounge/dining room is generously sized, providing an inviting space for relaxation and social gatherings, complete with a fireplace feature that adds character to the room. Additionally, there is a convenient downstairs WC and a cupboard for extra storage.

As you ascend to the first floor, you will find two well-proportioned double bedrooms, complemented by a Jack and Jill ensuite shower room, which includes a basin and toilet. The second floor boasts a large double bedroom that offers stunning sea views, creating a serene retreat. This floor also features a bathroom fitted with a bath, basin, and WC, ensuring ample facilities for the household.

Externally, the property benefits from an easy-to-maintain garden, perfect for enjoying pleasant sunset views. For those with vehicles, there is parking available along with a garage for additional storage or secure parking. This home is ideal for families or anyone seeking a peaceful lifestyle near the coast, combining modern living with the charm of its surroundings. Don't miss the opportunity to make this lovely house your new home.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

PROPERTY INFORMATION

KITCHEN
11'10" x 8'9" (3.61m x 2.68m)

LOUNGE/DINING ROOM
17'8" x 15'11" (5.39m x 4.86m)

DOWNSTAIRS WC

BEDROOM ONE
16'2" x 10'1" (4.95m x 3.08m)

BEDROOM TWO
19'9" x 16'0" (6.03m x 4.88m)

BEDROOM THREE
16'2" x 11'10" (4.95m x 3.62m)

BATHROOM
7'10" x 5'6" (2.39m x 1.69m)

EN SUITE
7'2" x 5'6" (2.20m x 1.70m)

GARAGE
16'6" x 8'9" (5.05m x 2.69m)

ANTI MONEY LAUNDERING HAVANT
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

HAVANT COUNCIL TAX BAND
Havant Borough Council: BAND D

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE OF PROPERTY
Freehold









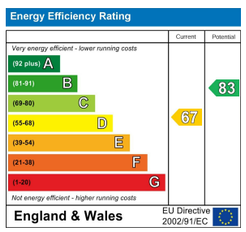












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