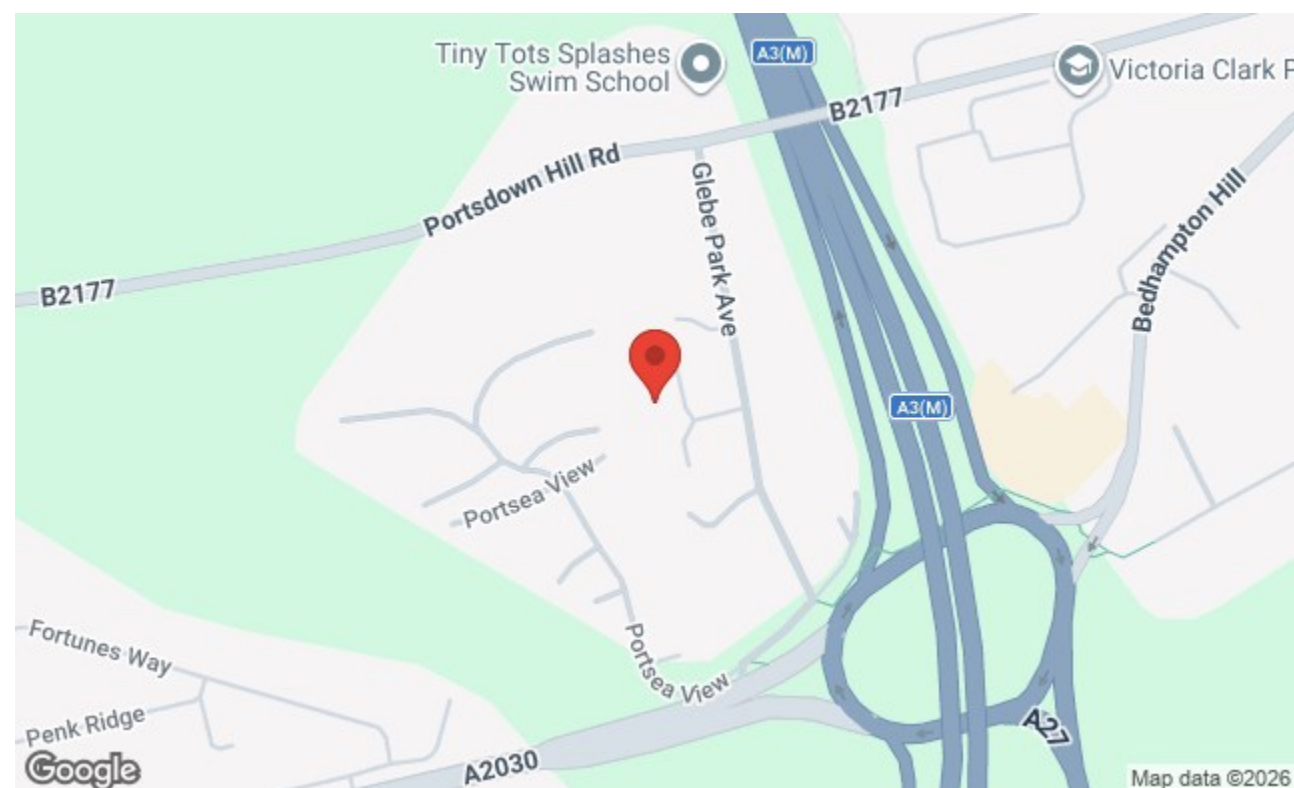


## Spinnaker View, Havant, PO9

Approximate Area = 1894 sq ft / 175.9 sq m  
Garage = 314 sq ft / 29.1 sq m  
Total = 2208 sq ft / 205 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1401284



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



Offers In Excess Of £740,000

Spinnaker View, Havant PO9 3JD

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DETACHED
- ❖ FIVE BEDROOM
- ❖ DINER
- ❖ KITCHEN DINER
- ❖ UTILITY
- ❖ BATHROOM
- ❖ EN SUITE
- ❖ DOUBLE GARAGE
- ❖ STUNNING VIEWS
- ❖ A MUST VIEW

Nestled at the end of a quiet cul-de-sac in the desirable area of Spinnaker View, Havant, this impressive detached house offers a perfect blend of space, comfort, and modern living, with beautiful views that can be enjoyed throughout the property. Boasting five generously sized bedrooms, this home is ideal for families seeking room to grow. The master bedroom features an ensuite bathroom, providing a private retreat, while an additional three-piece suite bathroom serves the other bedrooms, ensuring convenience for all.

The ground floor is designed for both relaxation and entertaining, featuring a spacious lounge filled with natural light, alongside a separate dining room perfect for family meals or hosting guests. The well-appointed kitchen/diner is complemented by a utility room, making daily chores a breeze, while a convenient downstairs WC adds to the practicality of this lovely home.

Set on a large corner plot, the property benefits from a detached garage and off-road parking for up to three cars, offering excellent storage and parking solutions. The outdoor space is a true highlight, with a generous garden that is perfect for children to play, entertaining guests, or simply enjoying the open surroundings and scenic outlook.

This home is a must-see for anyone looking for a spacious and versatile property in a sought-after location. With excellent amenities and transport links nearby, this house is not just a place to live, but a place to thrive. Don't miss the opportunity to make this wonderful property your new home.

Call today to arrange a viewing

02392 482147

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LOUNGE**  
23'3" x 11'8" (7.10 x 3.58 )

**DINER**  
11'8" x 11'0" (3.58 x 3.36)

**OFFICE/FAMILY ROOM**  
11'0" x 10'9" (3.37 x 3.28)

**KITCHEN/DINER**  
14'4" x 11'3" (4.37 x 3.44)

**UTILITY**  
8'4" x 6'6" (2.55 x 1.99)

**BEDROOM ONE**  
15'7" x 11'9" (4.75 x 3.59 )

**BEDROOM TWO**  
11'10" x 11'1" (3.62 x 3.40)

**BEDROOM THREE**  
11'3" x 9'10" (3.43 x 3.00)

**BEDROOM FOUR**  
11'9" x 9'9" (3.60 x 2.98)

**BEDROOM FIVE**  
8'4" x 7'5" (2.55 x 2.27)

**BATHROOM**  
10'11" x 8'4" (3.33 x 2.56)

**EN SUITE**  
7'4" x 6'0" (2.26 x 1.85)

**BALCONY**  
8'4" x 6'6" (2.55 x 1.99)

**GARAGE**  
18'8" x 16'9" (5.69 x 5.13)

## 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 G

## 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!

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>61</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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