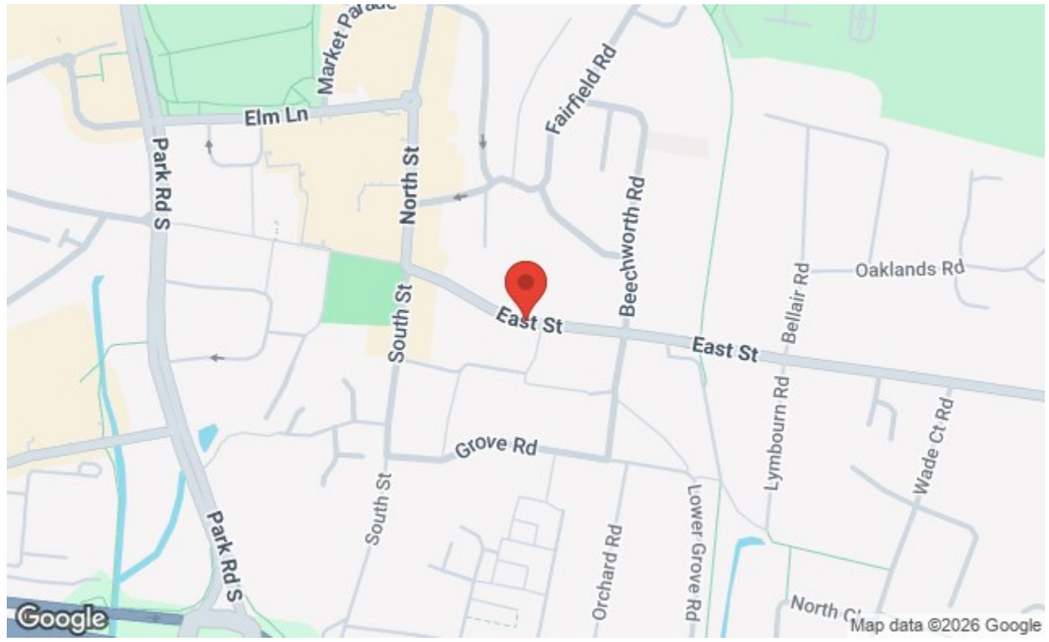
## East Street, Havant, PO9

Approximate Area = 1009 sq ft / 93.7 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: 1481881




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

FOR SALE

## Offers In Excess Of £325,000

East Street, Havant PO9 1AQ

bernards THE ESTATE AGENTS




2 2 1

## HIGHLIGHTS

- MAISONETTE
- TWO BEDROOM
- KITCHEN/DINER/LIVING ROOM
- SHOWER ROOM
- NO FORWARD CHAIN
- BALCONY
- CENTREL HAVANT
- TRANSPORT LINKS
- PENTHOUSE
- A MUST VIEW

Nestled in the heart of Havant, this charming two-bedroom apartment on East Street offers a delightful blend of modern living and convenience. Spanning an impressive 1,009 square feet, this property is perfect for those seeking a comfortable home or a lucrative investment opportunity, as it is currently a successful Airbnb.

Upon entering, you are greeted by a spacious open-plan kitchen, lounge, and dining area, ideal for entertaining guests or enjoying a quiet evening in. The layout promotes a sense of togetherness while providing ample space for relaxation. The master bedroom features an en-suite bathroom, ensuring privacy and comfort, while the second bedroom is well-sized and versatile, perfect for guests or a home office.

The property also boasts a stylish shower room, adding to the convenience of daily living. One of the standout features is the lovely balcony, which offers picturesque views over Havant.

This apartment is not only a beautiful home but also a fantastic investment opportunity, given its current success as an Airbnb. With its prime location, you will find yourself just a stone's throw away from local amenities, shops, and transport links, making it an ideal choice for both residents and visitors alike.

In summary, this two-bedroom apartment on East Street is a must-view for anyone looking to embrace the vibrant lifestyle of Havant. Whether you are seeking a new home or an investment property, this residence promises to meet your needs with style and comfort.

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

# PROPERTY INFORMATION

### 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 B

### LEASEHOLD FURTHER INFORMATION
Lease Length: Years Ground Rent: Service Charge:
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

### 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
Leasehold

### KITCHEN/DINER/LIVING ROOM
28'9" x 15'2" (8.78 x 4.64)

### BEDROOM ONE
11'10" x 10'11" (3.63 x 3.33)

### BEDROOM TWO
10'7" x 10'0" (3.24 x 3.07 )

### SHOWER ROOM
10'6" x 5'10" (3.22 x 1.78)

### EN SUITE
7'3" x 6'5" (2.23 x 1.96)

### UTILITY
10'0" x 3'8" (3.07 x 1.12)

### BALCONY
28'7" x 10'9" (8.73 x 3.29)



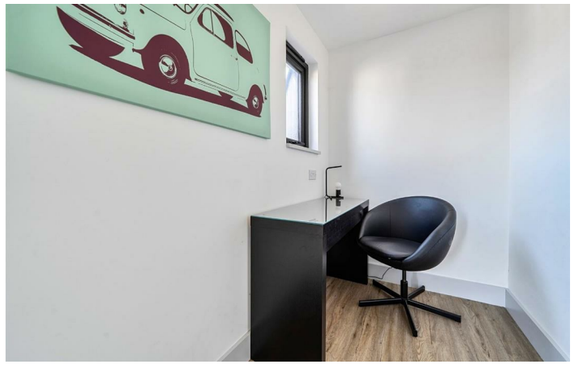


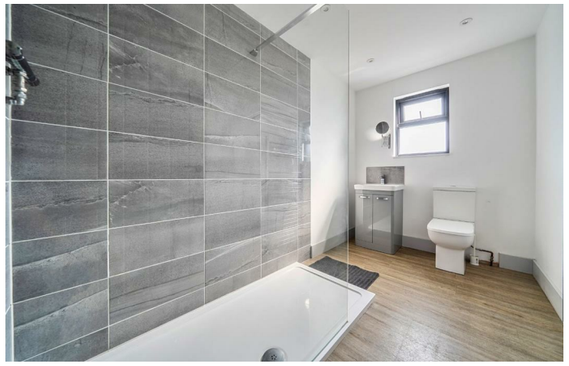




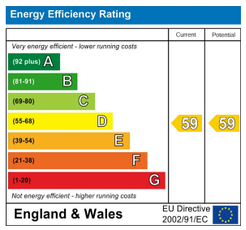













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