

Littlepark Avenue, Havant, PO9

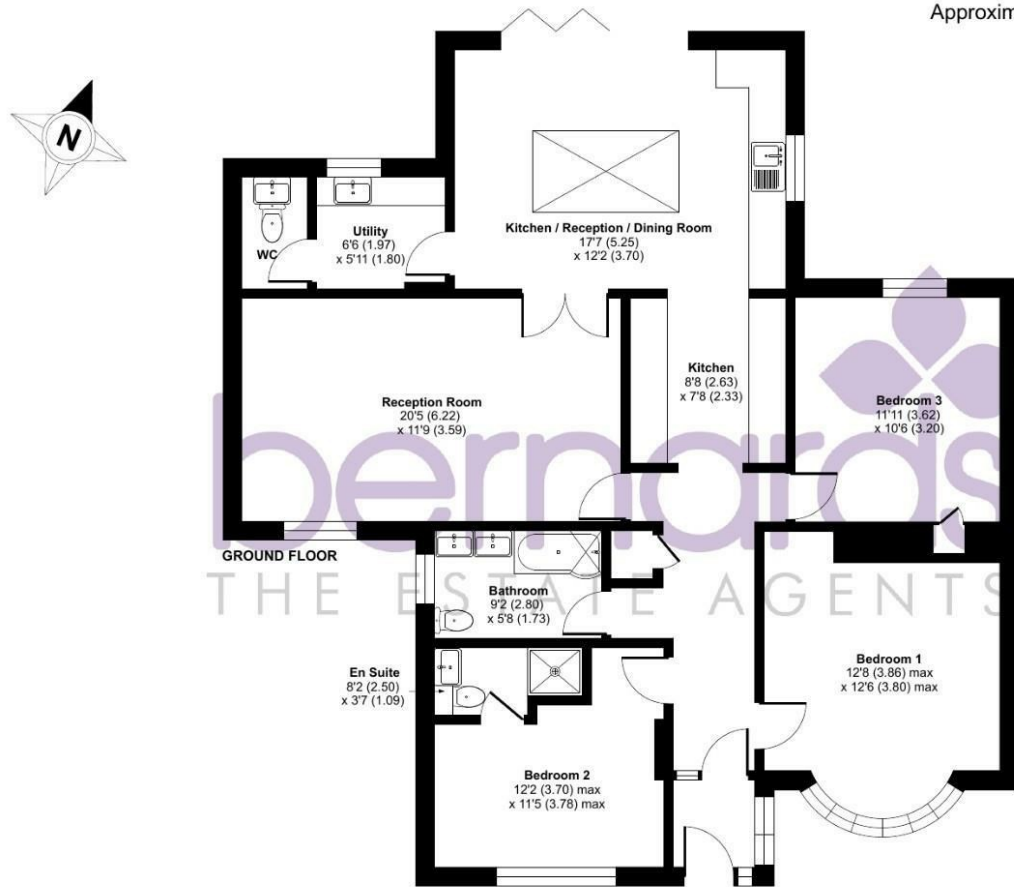
Approximate Area = 1270 sq ft / 117.9 sq m
For identification only - Not to scale



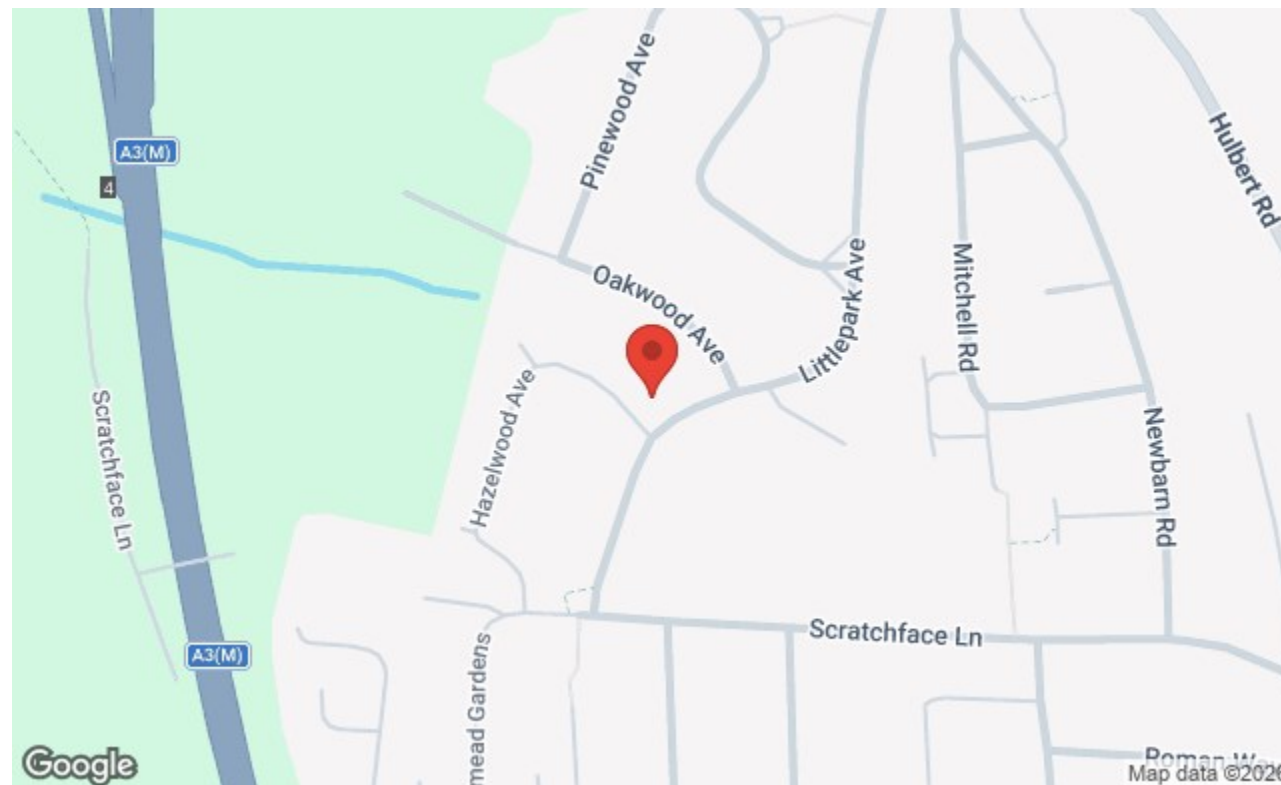
Offers In Excess Of £535,000

Littlepark Avenue, Havant PO9 3QZ

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THE ESTATE AGENTS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1401249



HIGHLIGHTS

- ❖ DETACHED
- ❖ KITCHEN/DINER
- ❖ BI-FOLDS
- ❖ RECENTLY RENOVATED
- ❖ OVER 20FT LOUNGE
- ❖ THREE DOUBLE BEDROOMS
- ❖ EN-SUITE
- ❖ DRIVEWAY
- ❖ FRONT+BACK GARDEN
- ❖ SEPERATE UTILITY+W.C

Nestled on the charming Littlepark Avenue in Havant, this exquisite detached bungalow offers a perfect blend of modern living and comfort. Recently renovated to a high specification, this property boasts three well-appointed bedrooms and two spacious reception rooms, making it an ideal home for families or those seeking a tranquil retreat.

Upon entering, you are welcomed by an extended porch, providing a practical space for coats and shoes. To the left, a bedroom features an en-suite, ensuring privacy and convenience ideal for a guest room. Opposite, the master bedroom is another generous double boasting a wonderful bay-window flooding the room with sunlight. Further down the hallway, you will find a contemporary bathroom, complete with a bath and double sinks, catering to all your needs.

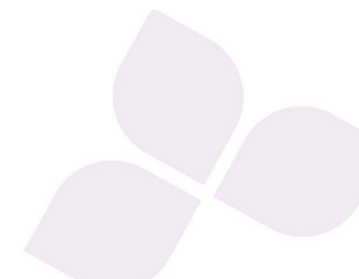
The heart of the home is undoubtedly the expansive lounge, measuring over 20 feet in length, which seamlessly flows into the stylish kitchen/diner. This area is enhanced by a beautiful skylight and bi-fold doors that open up to the garden, creating a bright

and airy atmosphere. The kitchen is thoughtfully designed, with ample space for dining and easy access to the utility room and W.C. At the end of the hallway, the third bedroom offers additional versatility.

The garden at the rear of the home provides a serene outdoor space for relaxation, offering an abundance of space with two patios and a small lawn area with bordering flower beds. The property is further complemented by a large front garden adorned with a variety of plants, enhancing its curb appeal. For your convenience, there is ample parking available for multiple vehicles.

This bungalow is a true gem, combining modern amenities with a welcoming atmosphere, making it a must-see for anyone looking to settle in the delightful area of Havant.

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



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



PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/DINER

17'2" x 12'1" (5.25 x 3.70)

KITCHEN

8'7" x 7'7" (2.63 x 2.33)

LOUNGE

20'4" x 11'9" (6.22 x 3.59)

UTILITY ROOM

6'5" x 5'10" (1.97 x 1.80)

W.C

BEDROOM ONE

12'7" x 12'5" (3.86 x 3.80)

BEDROOM TWO

12'4" x 12'1" (3.78 x 3.70)

EN-SUITE

8'2" x 3'6" (2.50 x 1.09)

BEDROOM THREE

11'10" x 10'5" (3.62 x 3.20)

BATHROOM

9'2" x 5'8" (2.80 x 1.73)

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 £2,110.36

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.

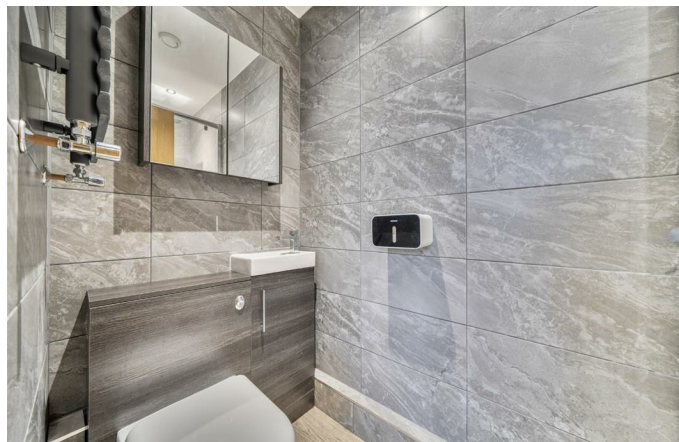
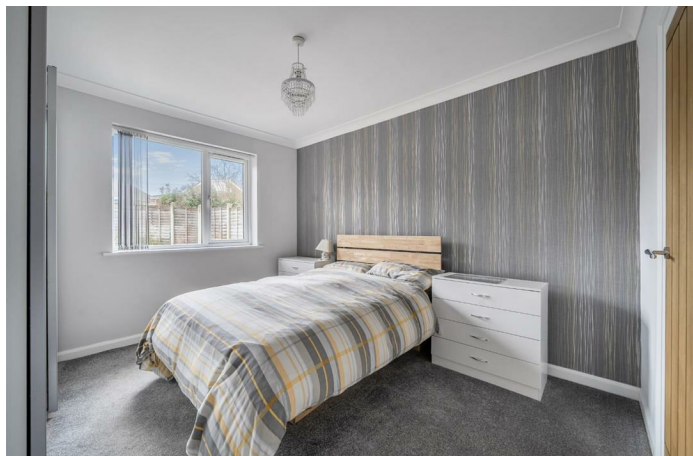
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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