

FOR SALE

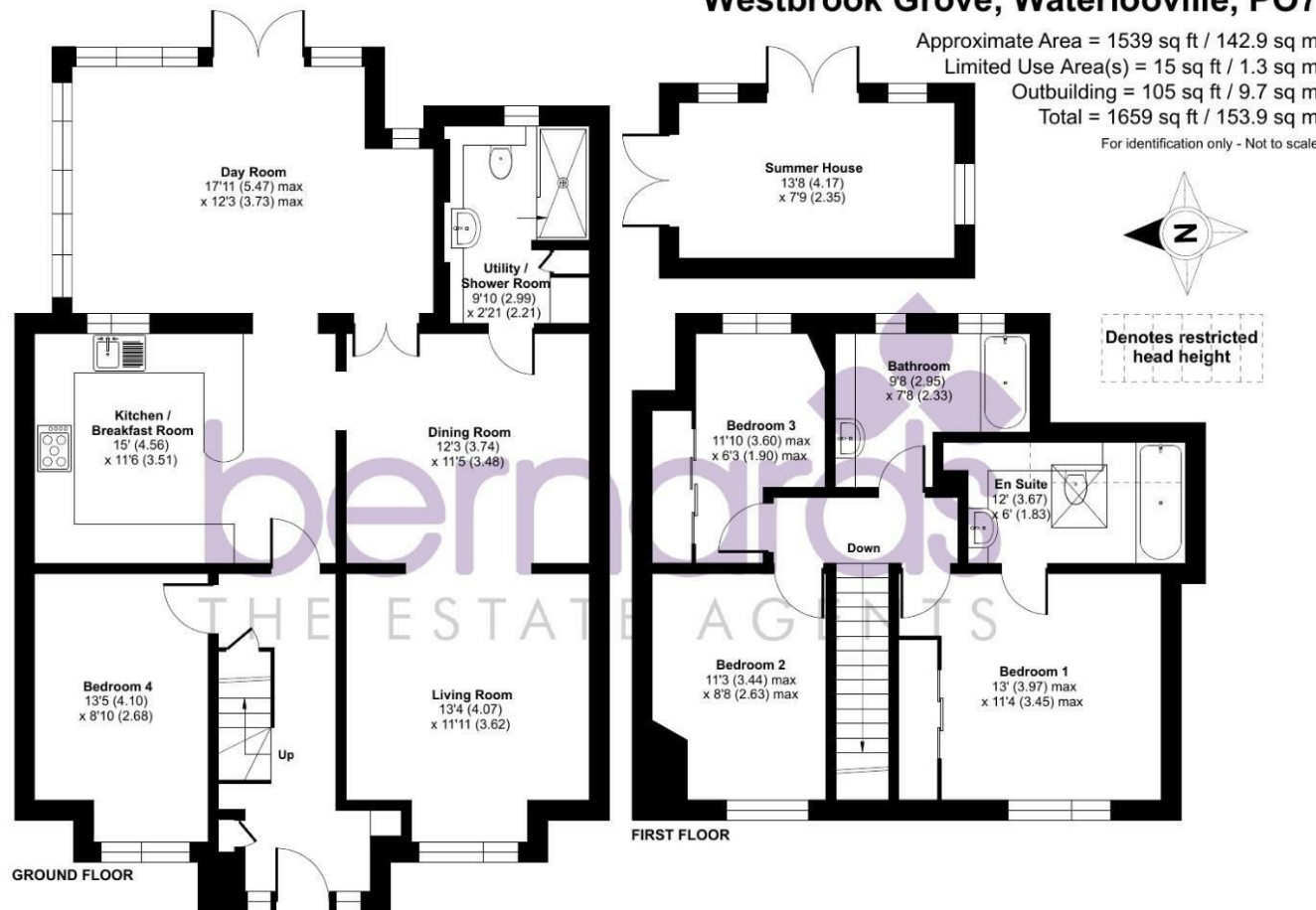
Offers In Excess Of £425,000

Westbrook Grove, Waterlooville PO7 5HX

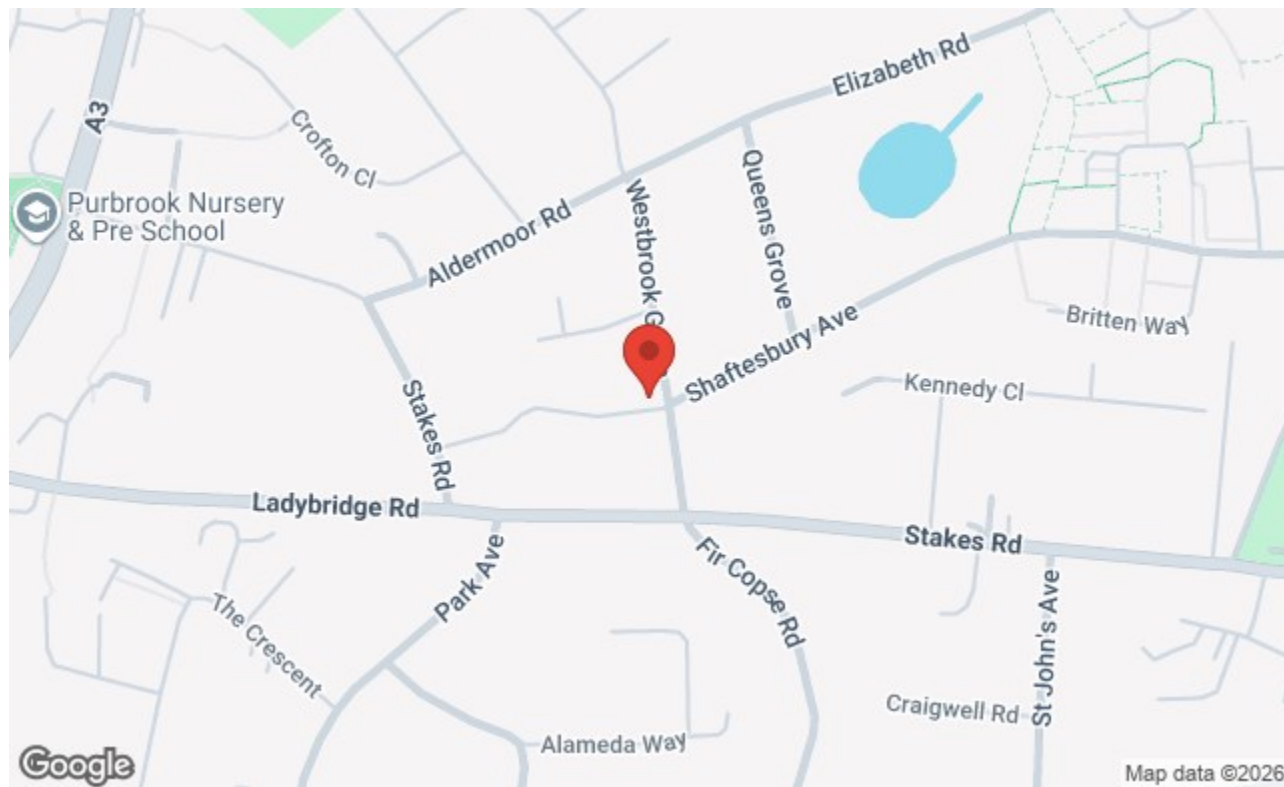
bernards THE ESTATE AGENTS

### Westbrook Grove, Waterlooville, PO7

Approximate Area = 1539 sq ft / 142.9 sq m  
Limited Use Area(s) = 15 sq ft / 1.3 sq m  
Outbuilding = 105 sq ft / 9.7 sq m  
Total = 1659 sq ft / 153.9 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: 1401373



4 bedrooms, 3 bathrooms, 1 living area

### HIGHLIGHTS

- CHALET BUNGALOW
- FOUR BEDROOMS
- KITCHEN/DINER
- LARGE CONSERVATORY
- UTILITY WITH SHOWER ROOM
- LOUNGE & DINING ROOM
- EN-SUITE TO MASTER
- OFFICE/HOBBY ROOM
- PARKING FOR 4 CARS
- ELECTRIC CHARGING POINT

Nestled in the charming area of Westbrook Grove, Purbrook, this delightful semi detached - chalet bungalow offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite with an en-suite bathroom, this property is ideal for families or those seeking extra space.

The heart of the home is a well-appointed kitchen/diner, perfect for family meals and entertaining guests. The inviting lounge and dining room provide a warm atmosphere for relaxation and gatherings. A large conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the garden.

In addition to the main living areas, this

property features a utility room and downstairs shower room for added convenience and an office/hobby room located in the garden, providing a quiet retreat for work or leisure activities.

Parking is a breeze with space for up to four vehicles, complete with an electric charging point, catering to modern needs. This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location.

With its generous living spaces and thoughtful design, this chalet bungalow is a rare find and is sure to attract interest. Do not miss the opportunity to make this lovely property your own.

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



Call today to arrange a viewing  
02392 232 888  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

- PORCH**
- ENTRANCE HALL**
- LOUNGE**  
13'4" x 11'10" (4.07 x 3.62)
- DINING ROOM**  
11'1" x 11'5" (3.4 x 3.48)
- KITCHEN/DINER**  
14'11" x 11'6" (4.56 x 3.51)
- UTILITY/SHOWER ROOM**  
9'9" x 7'3" (2.99 x 2.21)
- CONSERVATORY**  
17'11" x 12'2" (5.47 x 3.73)
- BEDROOM 4**  
13'5" x 8'9" (4.10 x 2.68)
- LANDING**
- BEDROOM 1**  
13'0" x 11'3" (3.97 x 3.45)
- EN-SUITE**  
12'0" x 6'0" (3.67 x 1.83)
- BEDROOM 2**  
11'3" x 8'7" (3.44 x 2.63)
- BEDROOM 3**  
11'9" x 6'2" (3.60 x 1.90)
- BATHROOM**  
9'8" x 7'7" (2.95 x 2.33)
- GARDEN**
- OFFICE/HOBBY ROOM**  
13'8" x 7'8" (4.17 x 2.35)
- PARKING**
- COUNCIL TAX BAND C**
- MORTGAGE SERVICE**  
We offer financial services here at Bernards. If you

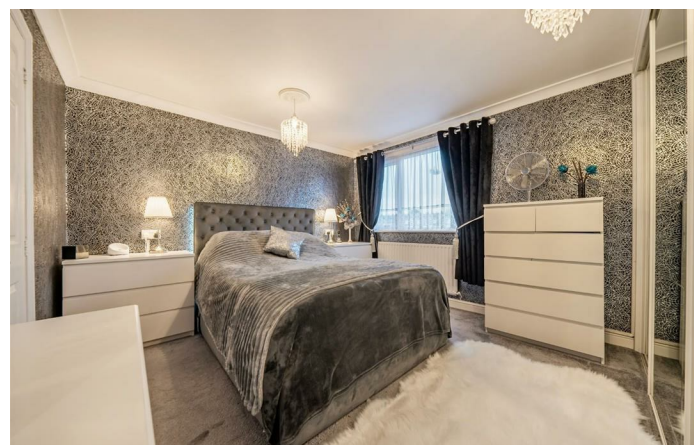
would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

**SOLICITORS**  
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

**OFFER CHECK**  
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify your financial/Mortgage situation.

**REMOVALS**  
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.



| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 69                       | 79        |

Very energy efficient - lower running costs  
(92-101) A  
(81-91) B  
(69-80) C  
(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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