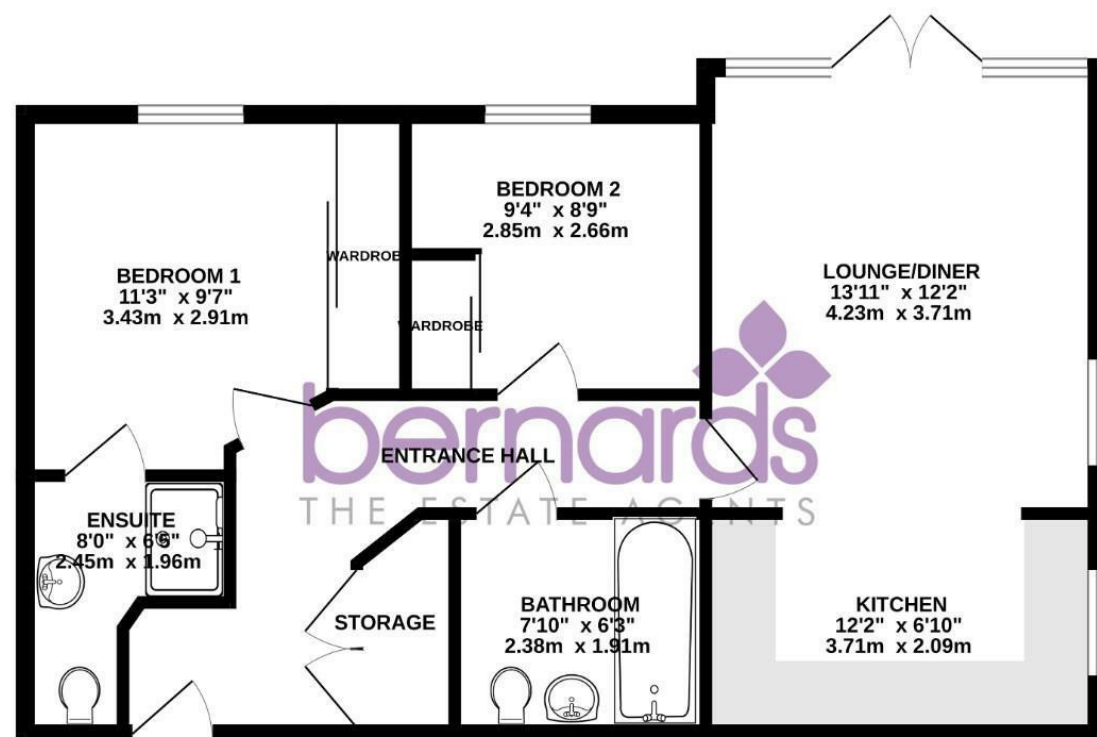
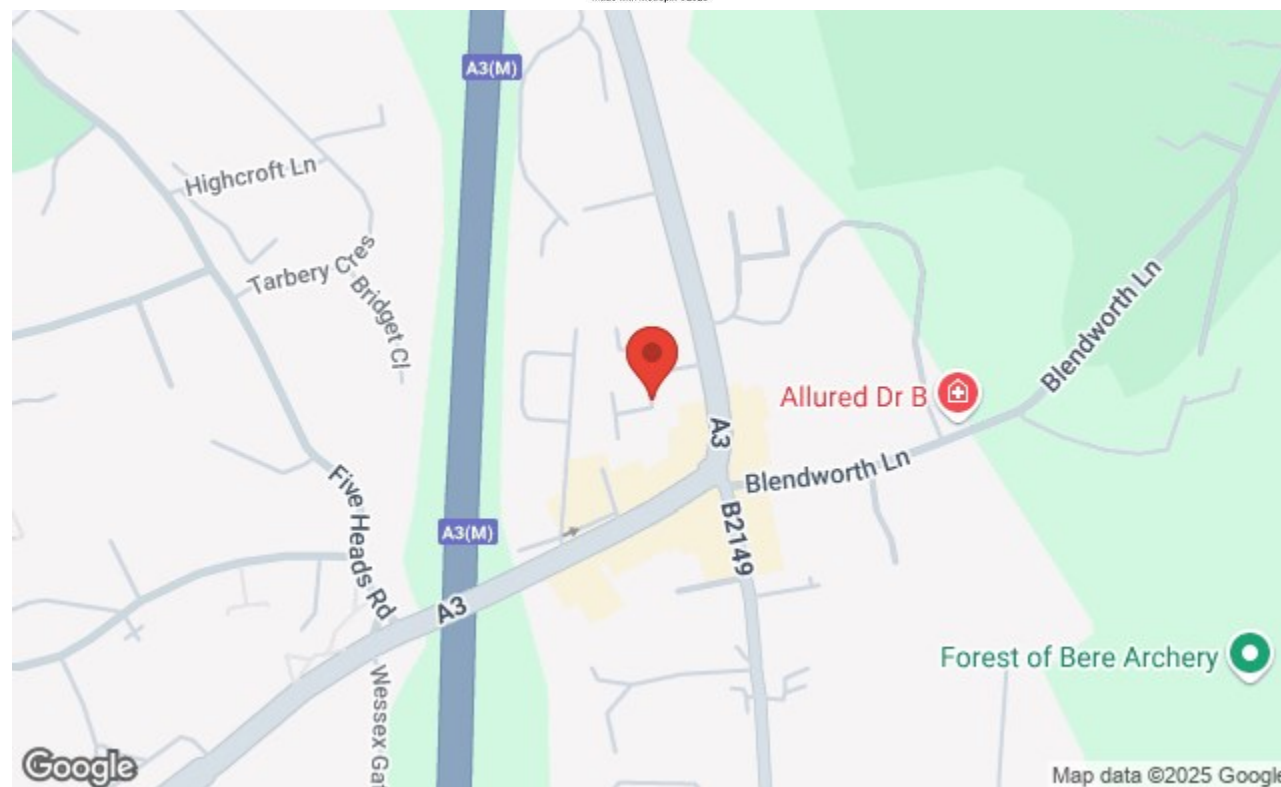


2ND FLOOR  
660 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



**FOR SALE**

Guide Price £240,000

Oasthouse Drive, Waterlooville PO8 0UG

**bernards**  
THE ESTATE AGENTS



2 2 1

## HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ MODERN APARTMENT
- ❖ TWO BATHROOMS
- ❖ BUILT IN WARDROBES
- ❖ DIRECT ACCESS TO GARDENS
- ❖ AMPLE STORAGE
- ❖ OFF ROAD PARKING
- ❖ CLOSE TO AMENITIES
- ❖ NO WORK NEEDED
- ❖ A MUST VIEW

Location on Oasthouse Drive, Horndean, this modern purpose-built flat offers a delightful living experience. With two well-proportioned bedrooms, both featuring built-in wardrobes, this apartment is designed for comfort and convenience. The master bedroom benefits from an ensuite bathroom, providing a private retreat for relaxation.

The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. One of the standout features of this apartment is its unique access to the shared gardens, a rare advantage that enhances the living experience, allowing for outdoor enjoyment right at your doorstep.

Additionally, the flat includes sheltered parking, ensuring that you have a secure and convenient space for your car. The location is highly desirable, making it an ideal choice for those seeking a blend of modern living and community charm.

This apartment is perfect for first-time buyers, small families, or those looking to downsize without compromising on quality. With its contemporary design and prime location, this property is not to be missed. Come and discover the potential of this lovely flat in Horndean, where comfort meets convenience in a vibrant community setting.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE/DINER**  
13'11" x 12'2" (4.24m x 3.71m)

**KITCHEN**  
12'2" x 6'10" (3.71m x 2.08m)

**BEDROOM ONE**  
11'3" x 9'7" (3.43m x 2.92m)

**ENSUITE**  
8' x 6'6" (2.44m x 1.98m)

**BEDROOM TWO**  
9'4" x 8'9" (2.84m x 2.67m)

**BATHROOM**  
7'10" x 6'3" (2.39m x 1.91m)

## ANTI-MONEY LAUNDERING (AML)

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

## BERNARDS 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 CHECK 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.

## REMOVAL QUOTES

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

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.

## COUNCIL TAX BAND B

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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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