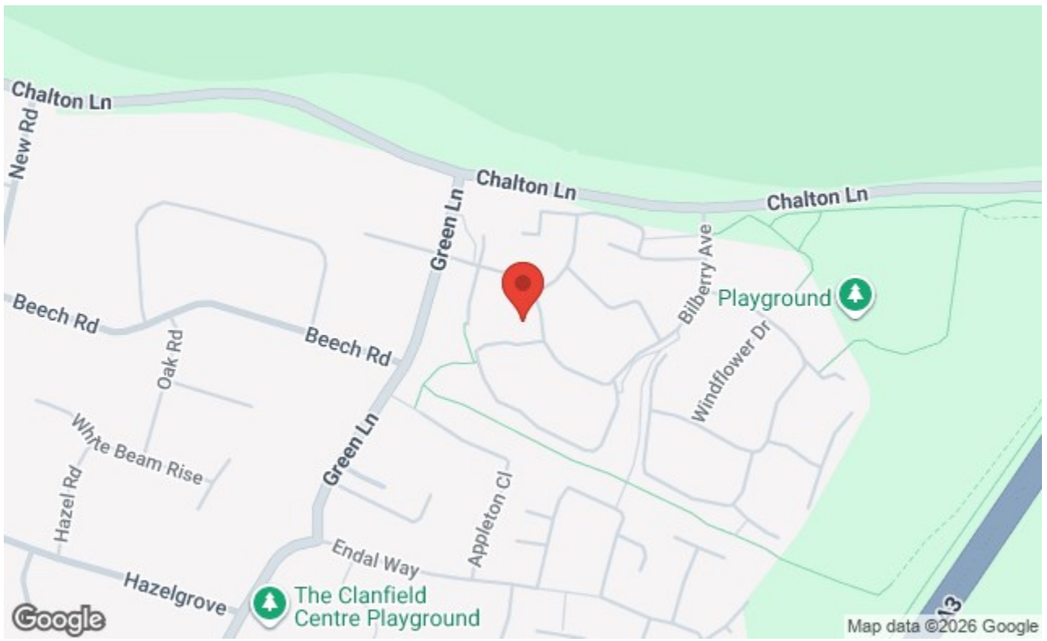
Cornflower Gardens, Clanfield, Waterlooville, PO8

Approximate Area = 608 sq ft / 56.4 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: 1509197



FOR SALE

Asking Price £200,000

Cornflower Gardens, Waterlooville PO8 0UZ

bernards THE ESTATE AGENTS



1 1 1

HIGHLIGHTS

- First Floor Maisonette
- Modern Fitted Kitchen
- Private Sun-Trap Garden
- Allocated & Visitor Parking
- Spectacular Countryside Views
- Quick Access To A3 & M27
- South Downs National Park Location
- Petersfield & Havant Train Station
- Links To Central London
- Bus Routes To Local Cities
- Close To Local Amenities

Nestled in the charming Cornflower Gardens of Clanfield, this delightful maisonette offers a perfect blend of comfort and modern living. With a spacious reception room, one well-appointed bedroom, and a contemporary bathroom, this property is ideal for individuals or couples seeking a tranquil retreat.

As you enter, the porch provides a practical space for shoe storage. Ascending the stairs, you will find a landing that leads to all rooms. The open-plan kitchen and living area is particularly impressive, boasting generous space for furnishings and an abundance of natural light that creates a warm and inviting atmosphere. The modern kitchen is fitted with integrated appliances and ample cupboard storage, making it a joy for any home cook.

The bedroom is a standout feature, comfortably accommodating a super-king size bed, a dressing table, and a dedicated desk area for those who work from home. A built-in wardrobe offers additional storage, ensuring a clutter-free environment. The bathroom is thoughtfully designed, featuring a fitted bath with an overhead shower, a basin, and a WC.

Externally, the property benefits from a private garden that captures the sun all day, perfect for enjoying the outdoors. A patio area provides an excellent spot for al fresco dining, while a shed offers further storage solutions. Additionally, there is allocated resident parking along with ample visitor bays, ensuring convenience for both you and your guests.

With pleasant views of the local windmill and surrounding countryside, this maisonette is not just a home, but a lifestyle choice. Don't miss the opportunity to make this charming 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

KITCHEN/LIVING AREA
20'9" x 13'7" (6.33m x 4.16m)

BEDROOM
20'9" x 10'5" (6.33m x 3.18m)

BATHROOM
6'7" x 5'7" (2.03m x 1.71m)

SHED
13'9" x 5'10" (4.20m x 1.80m)

ANTI MONEY LAUNDERING
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

COUNCIL TAX BAND
BAND B

LEASEHOLD FURTHER INFORMATION
Lease Length: 116 Years Remaining Service Charge Includes Ground Rent: £616.83
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.

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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









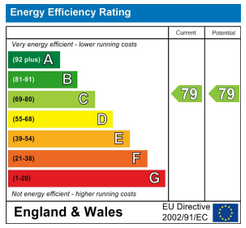












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