

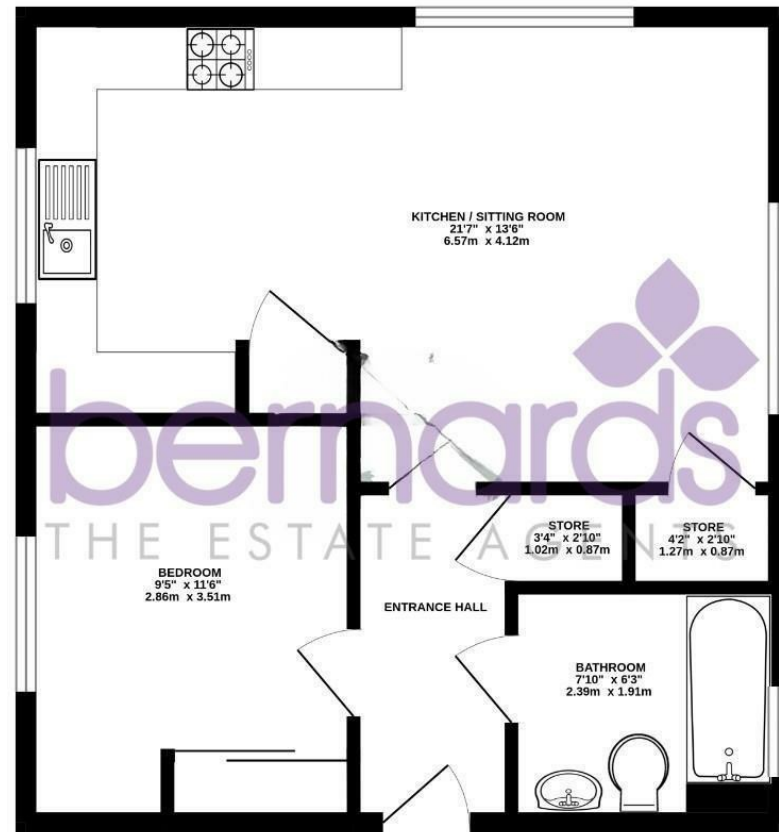
FOR SALE

Guide Price £200,000

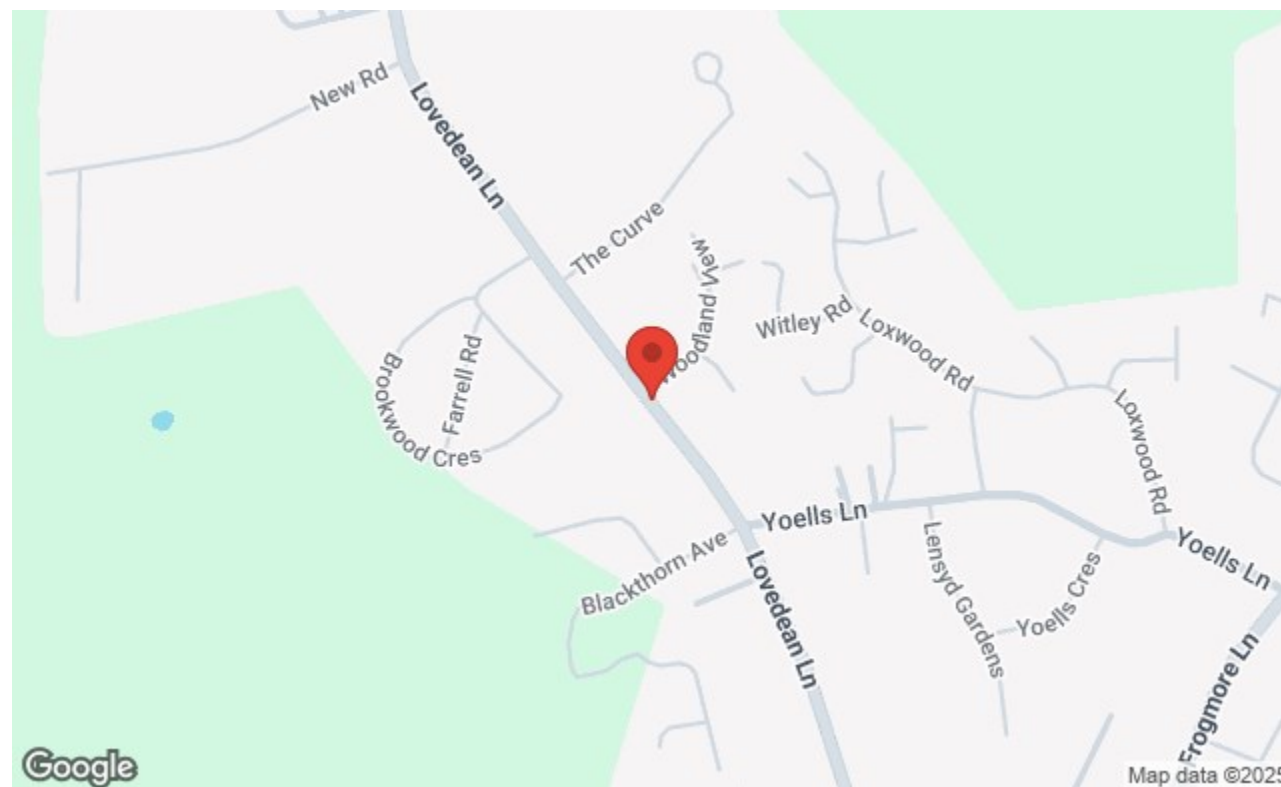
Millers Fields, Lovedean PO8 9WF

bernards THE ESTATE AGENTS

FIRST FLOOR



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. Made with Metropix ©2025



HIGHLIGHTS



This one-bedroom first floor apartment is located in a desirable and peaceful position within Lovedean, offering fantastic transport links to London via the A3(M) and surrounded by established greenery creating a pleasant outlook. Local amenities are a short walking distance for optimum convenience and the property is being offered with no forward chain. An early viewing is advised to fully appreciate what this property has to offer.

Upon entry to the property via a modern style composite front door, an expansive communal entrance hall is shared by only four apartments. This leads up via a wide staircase to Flat 20 which is situated to the right at the apex. Once inside, a central entrance hall leads through to a spacious open plan living room/kitchen with neutral decoration throughout. Whilst beautifully light, the living accommodation exudes natural light source from the multi-orientation windows. The kitchen is arranged in a U-shape configuration to maximise the work surface available and finished in a cashmere matt contemporary cabinetry style. Integrated cooking and utility appliances are also available. The

bedroom sits adjacent to the kitchen on the left upon entry to the property, benefitting from a generous size and to include built-in wardrobes for storage. The bathroom facilities include bath with shower over and WC with vanity sink basin. Externally, the apartment also benefits from a lockable bike storage unit and further bin store for practicality. There is one allocated parking space and ample visitors bays are also available.

SUMMARY OF FEATURES: One Bedroom First Floor Apartment; Open Plan Living Room/Kitchen; Peaceful & Desirable locality in Lovedean; Walking Distance to Local Shops & Amenities; Direct Transport Links to London via A3(M); South Westerly Side & Rear Orientation; EPC Rating B

GENERAL INFORMATION: TENURE: Leasehold; SERVICES: All mains services connected; LOCAL AUTHORITY: Havant Borough Council; TAX BAND: A

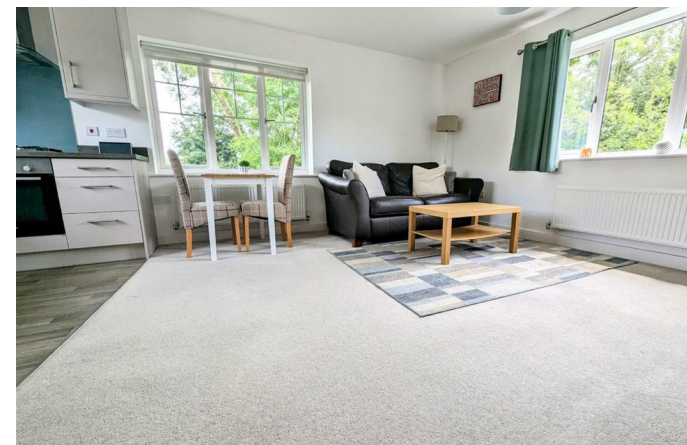
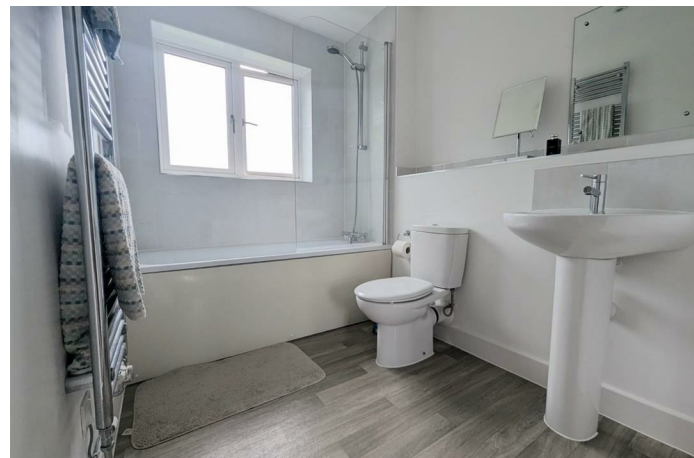
Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX t: 02392 232 888



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PROPERTY INFORMATION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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