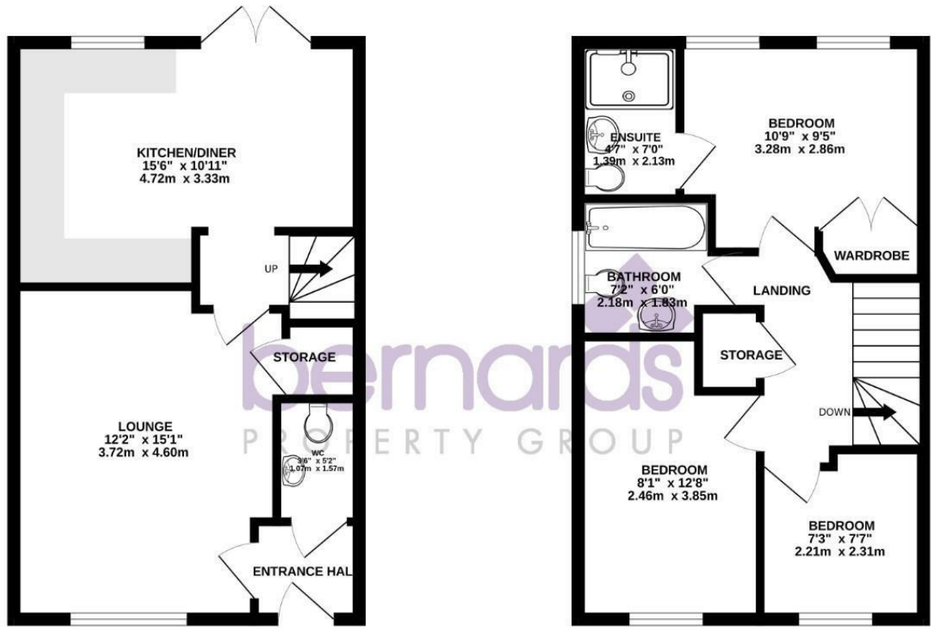
GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.




TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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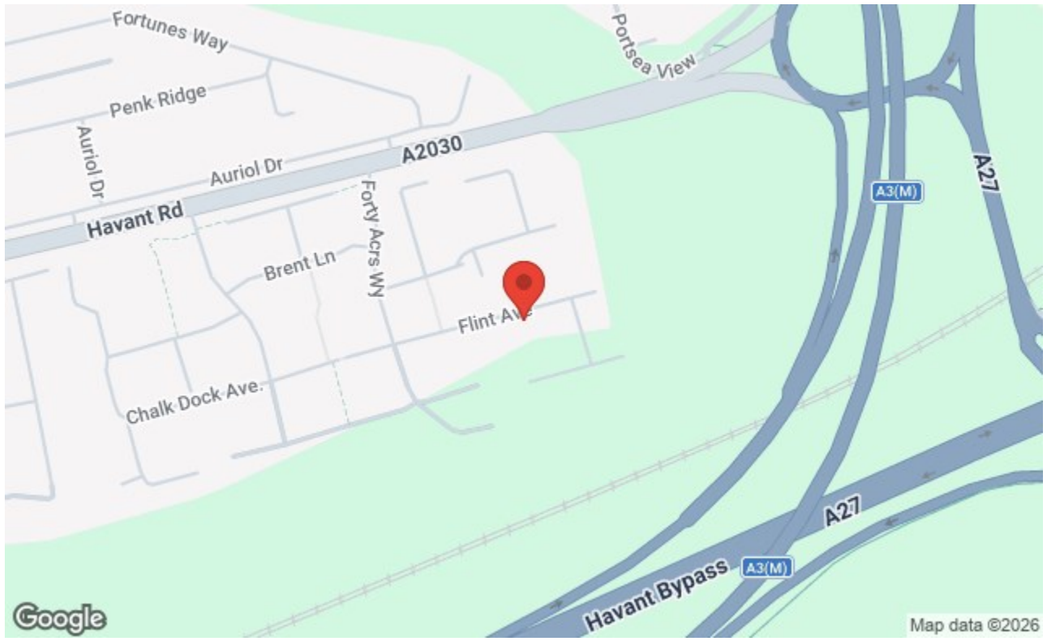



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

# Offers Over £350,000

Flint Avenue, Havant PO9 3FU

bernards THE ESTATE AGENTS

3 2 1

## HIGHLIGHTS

- NO FORWARD CHAIN
- THREE BEDROOMS
- BUILT IN 2024
- TWO PARKING SPACES WITH EV CHARGER
- KITCHEN / DINER
- SOUTH FACING REAR GARDEN
- PATIO
- ENSUITE TO MAIN BEDROOM
- 15FT LOUNGE
- DOWNSTAIRS WC

Welcome to this stunning house located on Flint Avenue,Havant. This nearly new property, completed in 2024, offers a modern and comfortable living experience, perfect for families or professionals seeking a stylish home.

The property is being offered with no forward chain.

Spanning an impressive 818 square feet, the house features a well-designed layout that includes one spacious reception room, ideal for entertaining guests or enjoying quiet evenings with family. The property boasts three generously sized bedrooms, providing ample space for relaxation and privacy. With two contemporary bathrooms, morning routines and family life are made easy and convenient.

One of the standout features of this home is the provision for parking, accommodating up to two vehicles, which is a significant advantage in today's busy world. The latest construction benefit from the latest in construction standards and energy efficiency, making this property not only a beautiful place to live but also a practical choice.

Situated in a desirable area of bedhampton, this house is close to local amenities, schools, and transport links, making it an ideal location for those who appreciate both convenience and community. Whether you are looking to settle down or invest in a property that promises comfort and modern living, this house on Flint Avenue is a remarkable opportunity not to be missed.

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk

# PROPERTY INFORMATION

## ENTRANCE HALL

## WC

## LOUNGE
12'2" x 15'1" (3.72 x 4.60)

## KITCHEN / DINER
15'5" x 10'11" (4.72 x 3.33)

## BEDROOM ONE
10'9" x 9'4" (3.28 x 2.86)

## EN-SUITE
4'6" x 6'11" (1.39 x 2.13)

## BEDROOM TWO
8'0" x 12'7" (2.46 x 3.85)

## BATHROOM
7'1" x 6'0" (2.18 x 1.83)

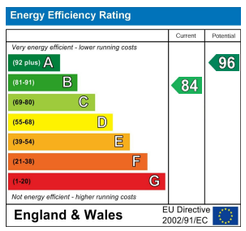
## BEDROOM THREE
7'3" x 7'6" (2.21 x 2.31)

## 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

## BERNARDS 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.

## SOLICITOR/ CONVEYANCING
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.

## FREE/LEASE
Freehold

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