

## Forty Acres Way, Havant, PO9

Approximate Area = 826 sq ft / 76.7 sq m  
 Garage = 217 sq ft / 20.1 sq m  
 Total = 1043 sq ft / 96.8 sq m  
 For identification only - Not to scale

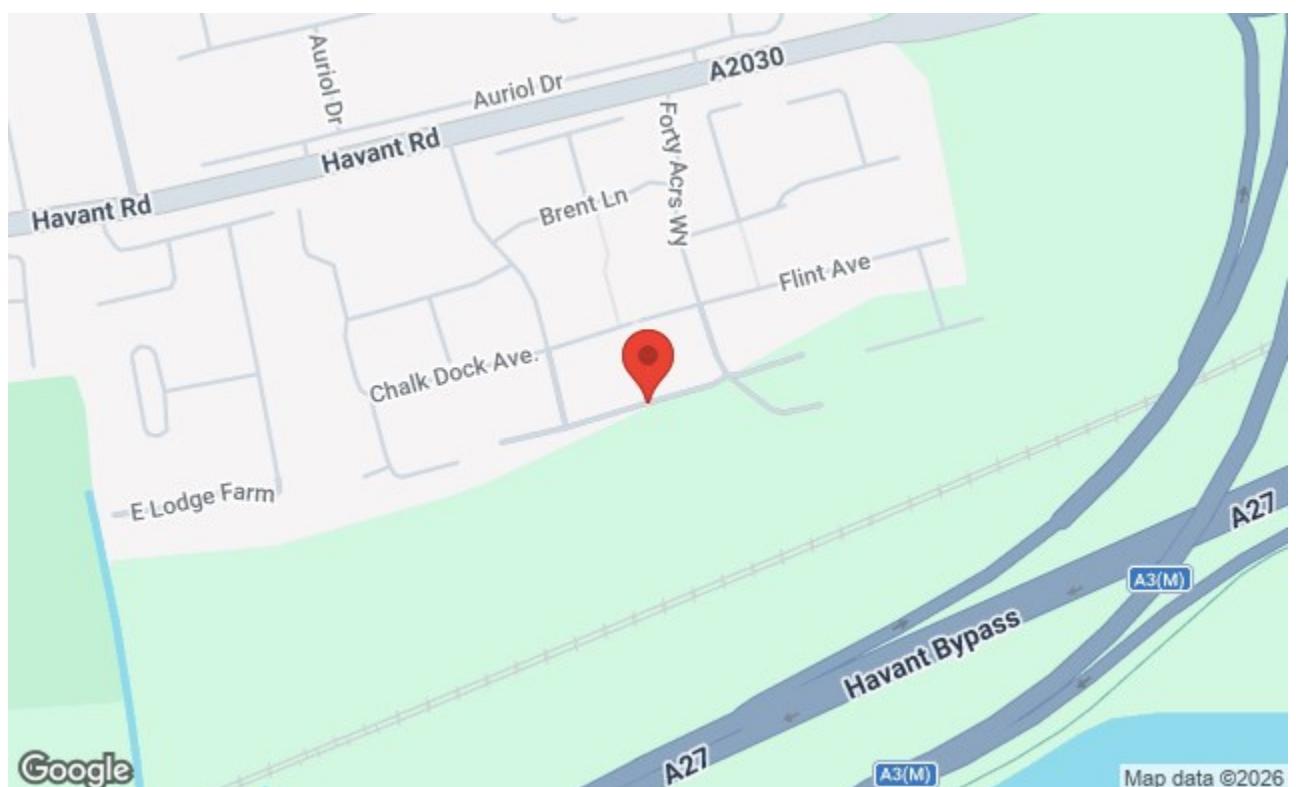
FOR  
SALE

Asking Price £425,000

Forty Acres Way, Havant PO9 3FE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nfc.com 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1370222



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



### HIGHLIGHTS

- THREE BEDROOMS
- SEMI DETACHED
- DOWNSTAIRS W.C
- E-SUITE TO MASTER
- GARAGE
- ELECTRIC CHARGING POINT
- PARKING FOR 2 CARS
- MODERN DEVELOPMENT
- CLOSE TO A3 & M27
- A MUST VIEW

Nestled in the charming area of Bedhampton, this delightful semi-detached house on Forty Acres Way offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space.

The ground floor features a welcoming reception room, providing a versatile area for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. Additionally, the convenience of a downstairs w.c. enhances the functionality of the living space.

One of the standout features of this property

is the garage, which is equipped with an electric charging point, catering to the needs of modern electric vehicle owners. This thoughtful addition not only adds value but also promotes a sustainable lifestyle.

The surrounding area of Bedhampton is known for its community spirit and accessibility, making it a desirable location for those looking to settle down. With local amenities and transport links nearby, this home offers both tranquillity and convenience.

In summary, this semi-detached house on Forty Acres Way is a wonderful opportunity for anyone seeking a comfortable and modern living space in a friendly neighbourhood. With its three bedrooms, en-suite master, and practical features, it is sure to appeal to a wide range of buyers.

Call today to arrange a viewing  
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# PROPERTY INFORMATION

## ENTRANCE HALL

LIVING ROOM  
15'0" x 12'1" (4.59 x 3.70)

KITCHEN/DINER  
15'6" x 10'10" (4.73 x 3.31)

W.C.

## LANDING

BEDROOM 1  
10'10" x 9'4" (3.31 x 2.87)

EN-SUITE  
6'10" x 4'5" (2.10 x 1.37)

BEDROOM 2  
12'10" x 8'1" (3.92 x 2.48)

BEDROOM 3  
7'7" x 7'2" (2.33 x 2.19)

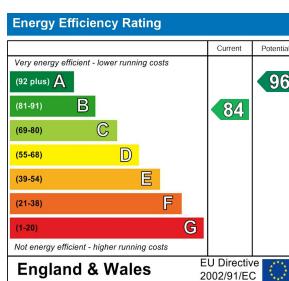
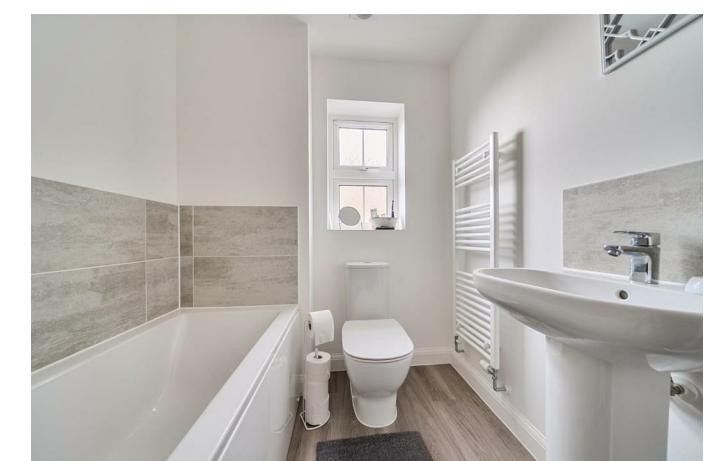
BATHROOM  
7'1" x 5'11" (2.17 x 1.82)

GARAGE  
20'1" x 10'9" (6.14 x 3.28)

**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 D - HAVANT**

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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