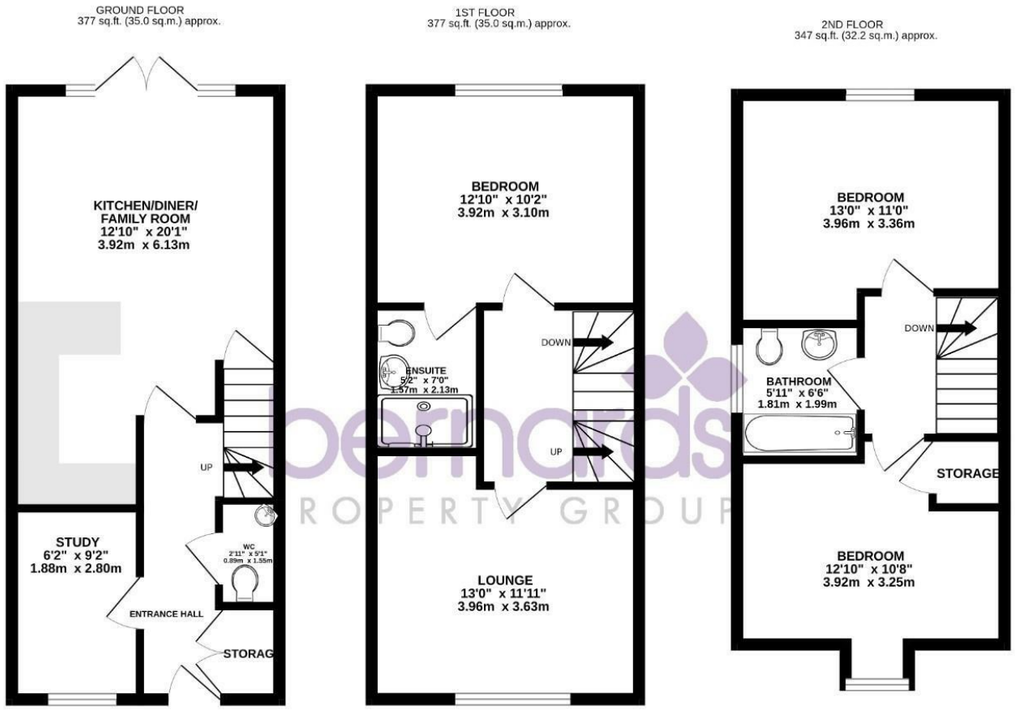


TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

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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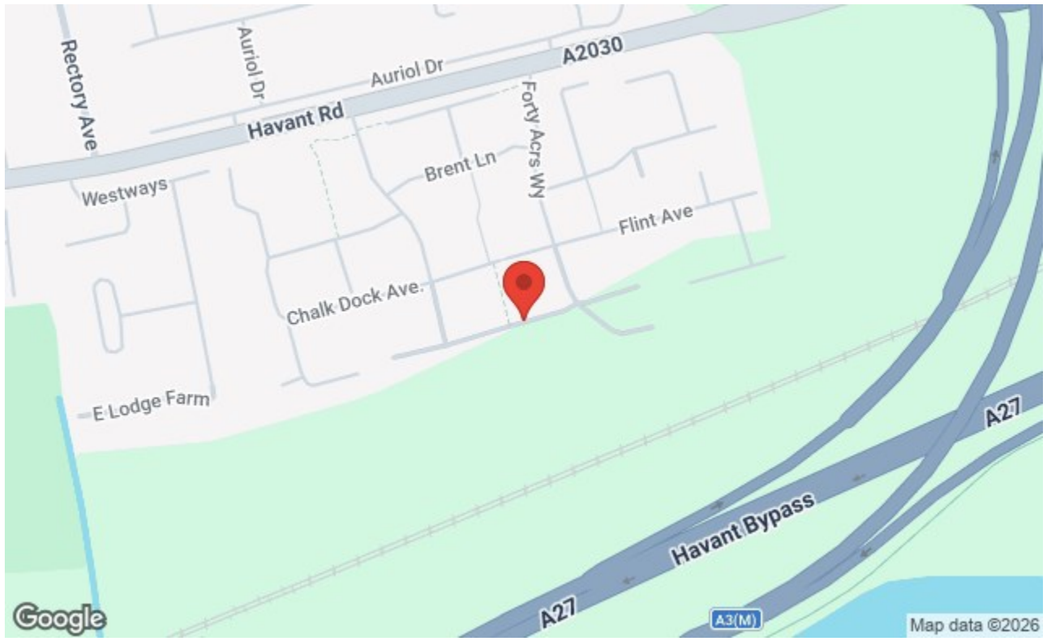


The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

# Asking Price £415,000

Forty Acres Way, Havant PO9 3FP

bernards THE ESTATE AGENTS

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## HIGHLIGHTS

- SEMI-DETACHED TOWNHOUSE
- OVERLOOKING A GREEN
- THREE BEDROOMS
- LESS THAN THREE YEARS OLD
- CUL-DE-SAC LOCATION
- ENSUITE TO MASTER
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- NHBC WARRANTY
- VERSATILE LAYOUT

**STUNNING TOWNHOUSE OVERLOOKING THE GREEN | SOUGHT-AFTER HARBOUR PLACE DEVELOPMENT | THREE BEDROOMS | TWO PARKING SPACES**

We are delighted to welcome to the market this beautifully presented three-bedroom semi-detached townhouse, situated within the highly desirable Harbour Place development in Bedhampton. Occupying a prime position overlooking the central green and tucked away at the end of a quiet cul-de-sac, this exceptional home offers versatile accommodation arranged over three floors, perfectly suited to modern family living.

This represents a rare opportunity to purchase one of the first resale properties overlooking the green within this popular development.

Upon entering the property, you are greeted by a spacious entrance hall providing access to a versatile study/family room, ideal for those working from home, a playroom or additional reception space. The ground floor also benefits from a useful cloakroom/WC and a contemporary kitchen/dining room, creating an excellent social hub for everyday living and entertaining.

The first floor is centred around an impressive living room, enjoying an attractive outlook across the green and providing a wonderful space to relax. Also on this floor is the generous principal bedroom, complete with a modern en-suite shower room.

The second floor offers two further well-proportioned bedrooms alongside a stylish family bathroom, making this an ideal layout for growing families, guests or those requiring additional home office space.

Externally, the property continues to impress with two allocated parking spaces and a pleasant position within the development, benefiting from open aspects to the front.

Harbour Place has quickly established itself as one of the area's most sought-after modern developments thanks to its convenient location. The property is ideally positioned for commuters, with excellent access to the A3(M) and wider motorway network. We strongly recommend booking a viewing!

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

# PROPERTY INFORMATION

**KITCHEN/DINER/FAMILY ROOM**
12'10" x 20'1" (3.91m x 6.12m)

**W.C**
2'11" x 5' (0.89m x 1.52m)

**STUDY**
6'2" x 9'2" (1.88m x 2.79m)

**LOUNGE**
11'11" x 13' (3.63m x 3.96m)

**BEDROOM ONE**
12'10" x 10'2" (3.91m x 3.10m)

**ENSUITE**
7' x 5'2" (2.13m x 1.57m)

**BEDROOM TWO**
11'7" x 13' (3.53m x 3.96m)

**BEDROOM THREE**
12'10" x 10'8" (3.91m x 3.25m)

**BATHROOM**
5'2" x 7' (1.57m x 2.13m)

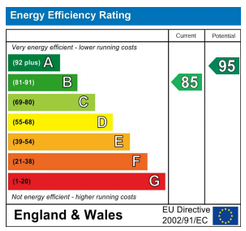
**ANTI MONEY LAUNDERING**
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a 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.

**FREE/LEASE**
Freehold

Service/Estate Charge £21.48 p/m

**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.

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