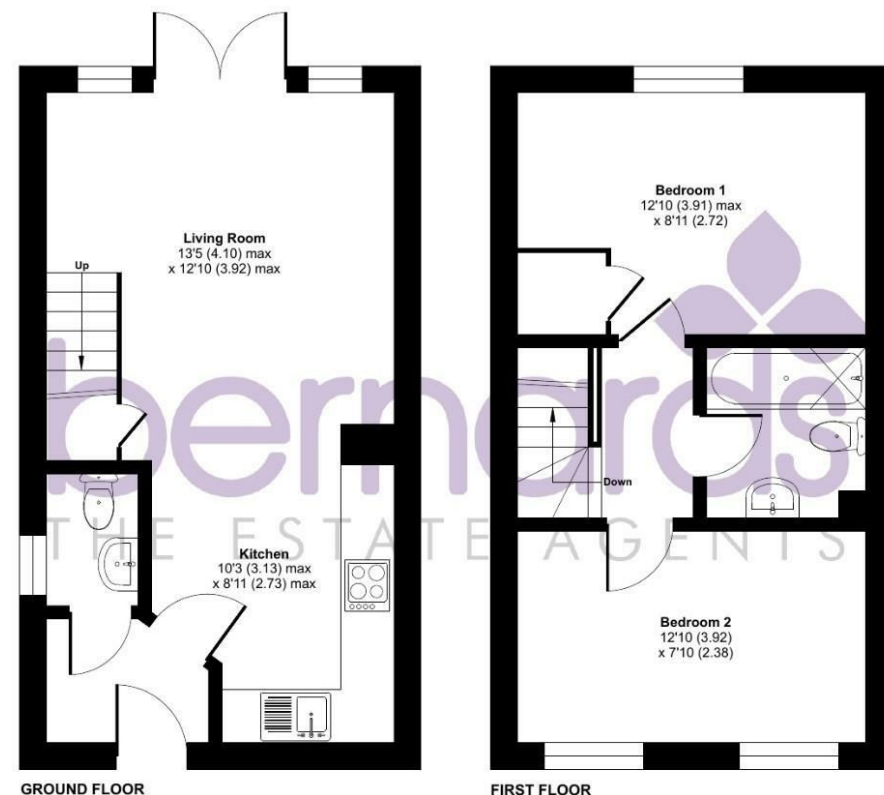




## Chalk Dock Avenue, Havant, PO9

Approximate Area = 616 sq ft / 57.2 sq m

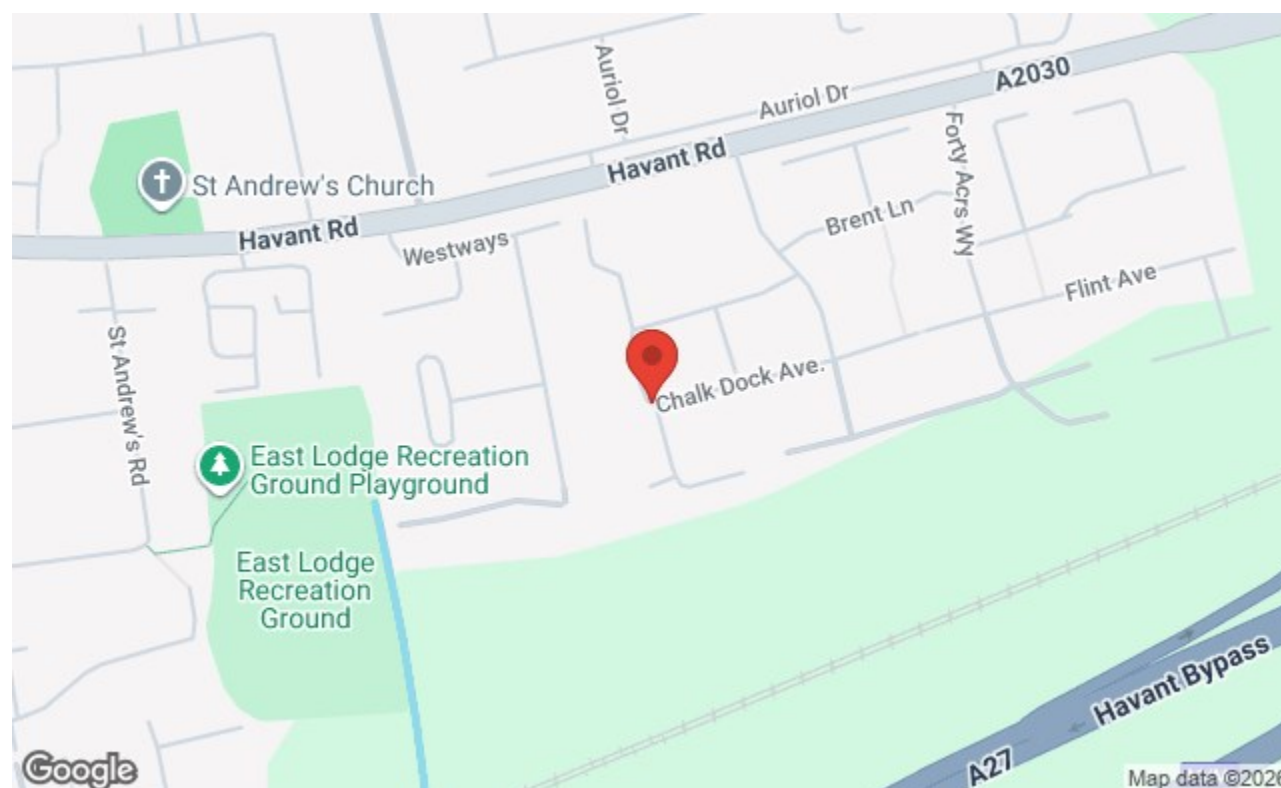
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1396789



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



Price Guide £325,000

Chalk Dock Avenue, Havant PO9 3FF

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Semi Detached Home
- ❖ Open Plan Living Accommodation
- ❖ Modern Style Kitchen
- ❖ Neutral Décor Throughout
- ❖ Two Double Bedrooms
- ❖ Large Family Bathroom
- ❖ Double Doors to Outside Space
- ❖ Low Maintenance Private Garden
- ❖ Centralised Locality in the Solent
- Allocated Parking with Visitor Bays

This nearly new two-bedroom semi-detached property is located on Chalk Dock Avenue in Bedhampton and spans an impressive 616 square feet. Boasting a modern and inviting open plan space, this is perfect for those seeking comfort and convenience within their home.

As you enter, you will find a spacious layout that seamlessly connects the living room and modern kitchen, which is equipped with built-in appliances. The neutral decoration throughout creates a warm and welcoming environment, allowing you to easily personalise the space to your taste. The ground floor also features convenient WC facilities, enhancing the practicality of the home.

Double doors lead from the living area to a low-maintenance private garden, ideal for enjoying outdoor moments without the hassle of extensive upkeep. Both bedrooms are generously sized doubles, providing ample space for relaxation and rest. The family bathroom, located on the first floor, is well-appointed and services both bedrooms effectively.

With fantastic transport links nearby, you will find commuting and accessing local amenities a breeze. This semi-detached home is perfect for first-time buyers, small families, or anyone looking to enjoy a modern lifestyle in a convenient setting. Don't miss the opportunity to make this delightful property your new home.

Call today to arrange a viewing  
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# PROPERTY INFORMATION

**LIVING ROOM**  
13'5" x 12'10" (4.10 x 3.92)

**KITCHEN**  
10'3" x 8'11" (3.13 x 2.73)

**BEDROOM ONE**  
12'9" x 8'11" (3.91 x 2.72)

**BEDROOM TWO**  
12'10" x 7'9" (3.92 x 2.38)

**COUNCIL TAX BAND C**

**MORTGAGE SERVICES**  
We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

**OFFER CHECK**  
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

**REMOVALS**  
Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

**SOLICITORS**  
Bernards appreciate that

picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 97        |
| (81-91) B                                   | 83      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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