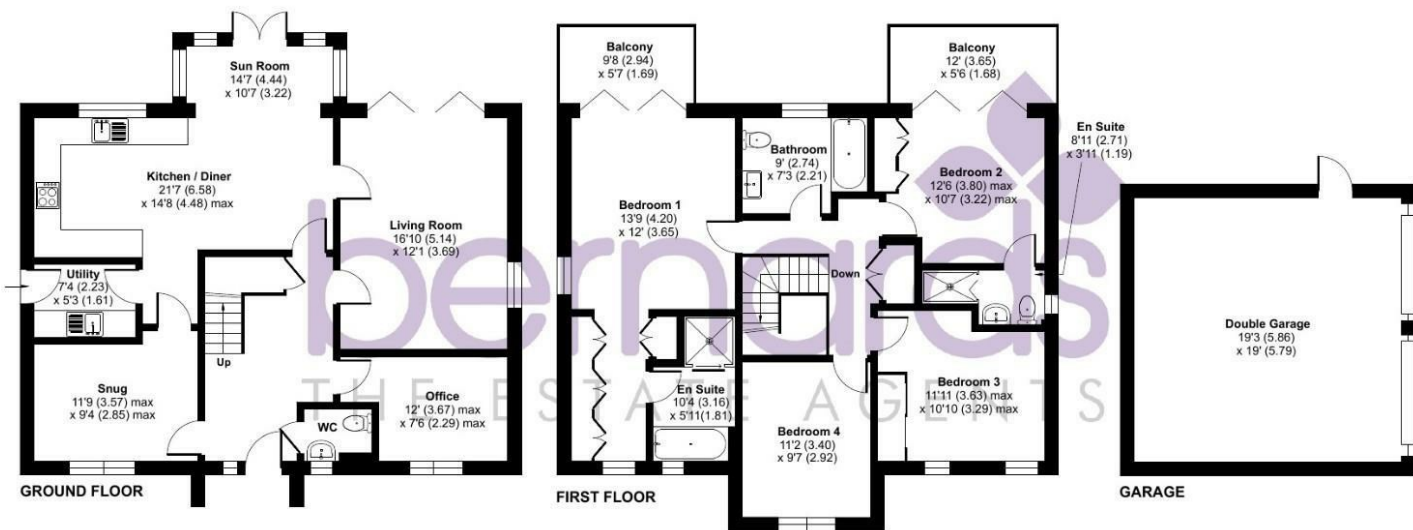


## Portsea View, Bedhampton, Havant, PO9

Approximate Area = 1771 sq ft / 164.5 sq m  
 Garage = 365 sq ft / 33.9 sq m  
 Total = 2136 sq ft / 198.4 sq m  
 For identification only - Not to scale

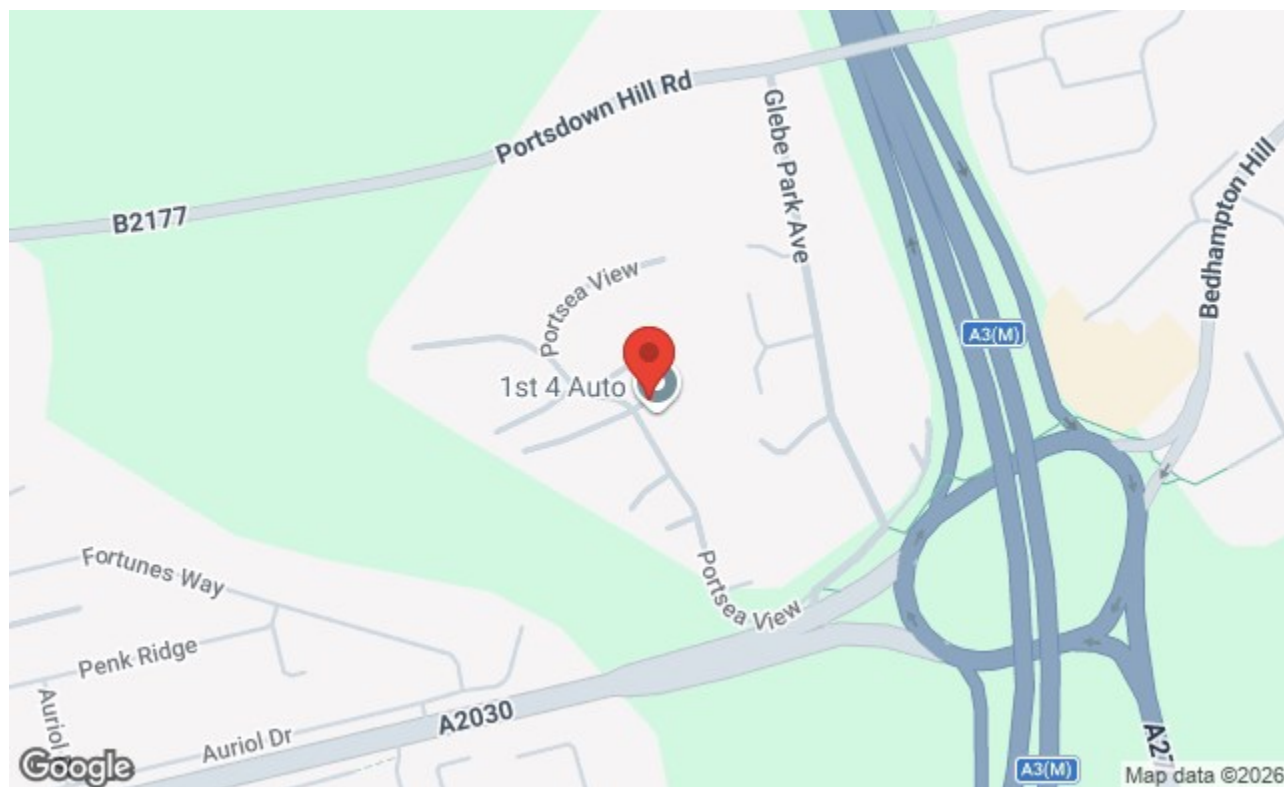


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1403744



Offers Over £800,000

Portsea View, Havant PO9 3FE



### HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ FOUR/FIVE BEDROOMS
- ❖ VERSATILE ACCOMMODATION
- ❖ SNUG & OFFICE
- ❖ DRESSING AREA TO PRIMARY
- ❖ TWO ENSUITES
- ❖ SOUTH FACING BALCONIES
- ❖ PANORAMIC VIEW OF THE SOLENT
- ❖ DOUBLE GARAGE
- PRIVATE DRIVEWAY

Positioned in the desirable development of Portsea View, Bedhampton, this impressive detached family home offers a perfect blend of modern living and stunning architectural design. Built in 2016, this prestigious family home boasts an expansive 2,136 square feet of versatile living space, making it ideal for both relaxation and entertaining.

As you enter, you are greeted by three well-appointed reception rooms that provide ample space for family gatherings or versatile living. The ground floor features an additional office and snug, complete with convenient WC facilities, catering to the needs of a busy family or those who work from home.

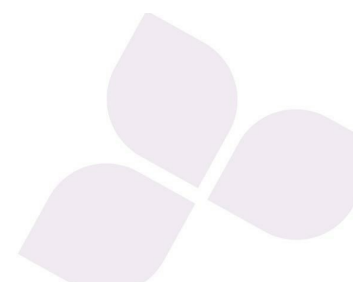
The property comprises four spacious bedrooms, two of which are equipped with luxurious ensembles and private balconies, allowing you to enjoy the breath-taking panoramic views of the

Solent. The primary bedroom further benefits from a dedicated dressing area, adding a touch of elegance to your daily routine.

Outside, the south-facing aspect of the rear garden enhances the property's appeal, providing a sun-drenched space to unwind while taking in the incredible scenery. The double garage and private driveway offer secure parking and additional storage, ensuring practicality alongside comfort.

This remarkable home is perfect for families seeking a blend of modern amenities and a picturesque setting. With its thoughtful design and prime location, it presents an exceptional opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this stunning property your own.

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



Call today to arrange a viewing  
 02392 728 091  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LIVING ROOM**  
16'10" x 12'1" (5.14 x 3.69)

**SNUG**  
11'8" x 9'4" (3.57 x 2.85)

**OFFICE**  
12'0" x 7'6" (3.67 x 2.29)

**KITCHEN/DINER**  
21'7" x 14'8" (6.58 x 4.48)

**SUN ROOM**  
14'6" x 10'6" (4.44 x 3.22)

**BEDROOM ONE**  
13'9" x 11'11" (4.20 x 3.65)

**BALCONY**  
9'7" x 5'6" (2.94 x 1.69)

**ENSUITE**  
10'4" x 5'11" (3.16 x 1.81)

**BEDROOM TWO**  
12'5" x 10'6" (3.80 x 3.22)

**BALCONY**  
11'11" x 5'6" (3.65 x 1.68)

**ENSUITE**  
8'10" x 3'10" (2.71 x 1.19)

**BEDROOM THREE**  
11'10" x 10'9" (3.63 x 3.29)

**BEDROOM FOUR**  
11'1" x 9'6" (3.40 x 2.92)

**BATHROOM**  
8'11" x 7'3" (2.74 x 2.21)

**DOUBLE GARAGE**  
19'2" x 18'11" (5.86 x 5.79)

**COUNCIL TAX BAND F**

**MAINTENANCE CHARGES**  
Annual maintenance charge that is paid half yearly in

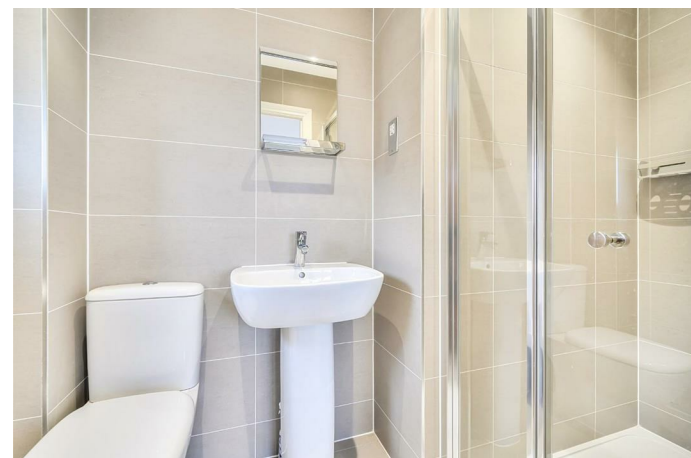
February and August. The total current yearly fee for 2026 is £733.93, paid in two amounts of £366.97.

**MORTGAGE SERVICES**  
We offer financial services here at Bernard's. 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 Bernard's Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

**REMOVALS**  
Also here at Bernard's 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**  
Bernard's 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			
(92-100) A			
(81-91) B			
(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		80	84
England & Wales			



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