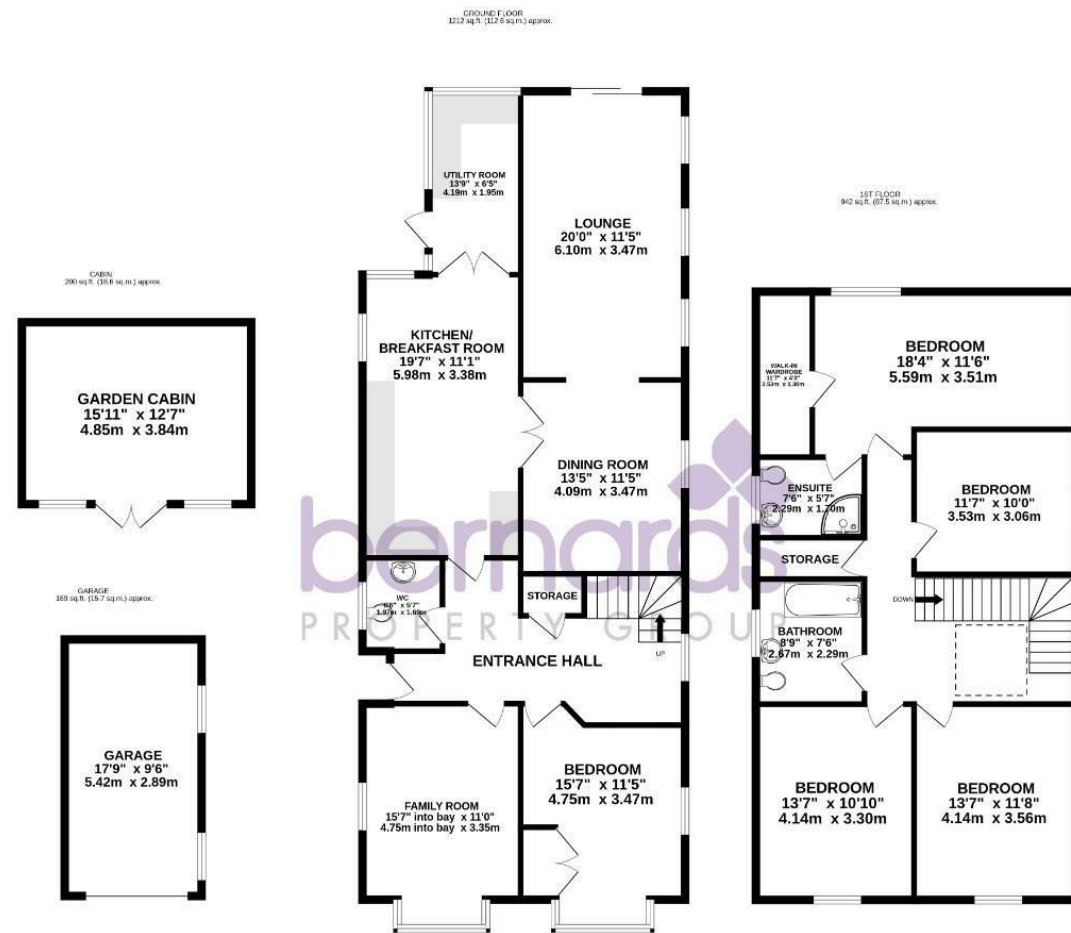




Offers In Excess Of £750,000

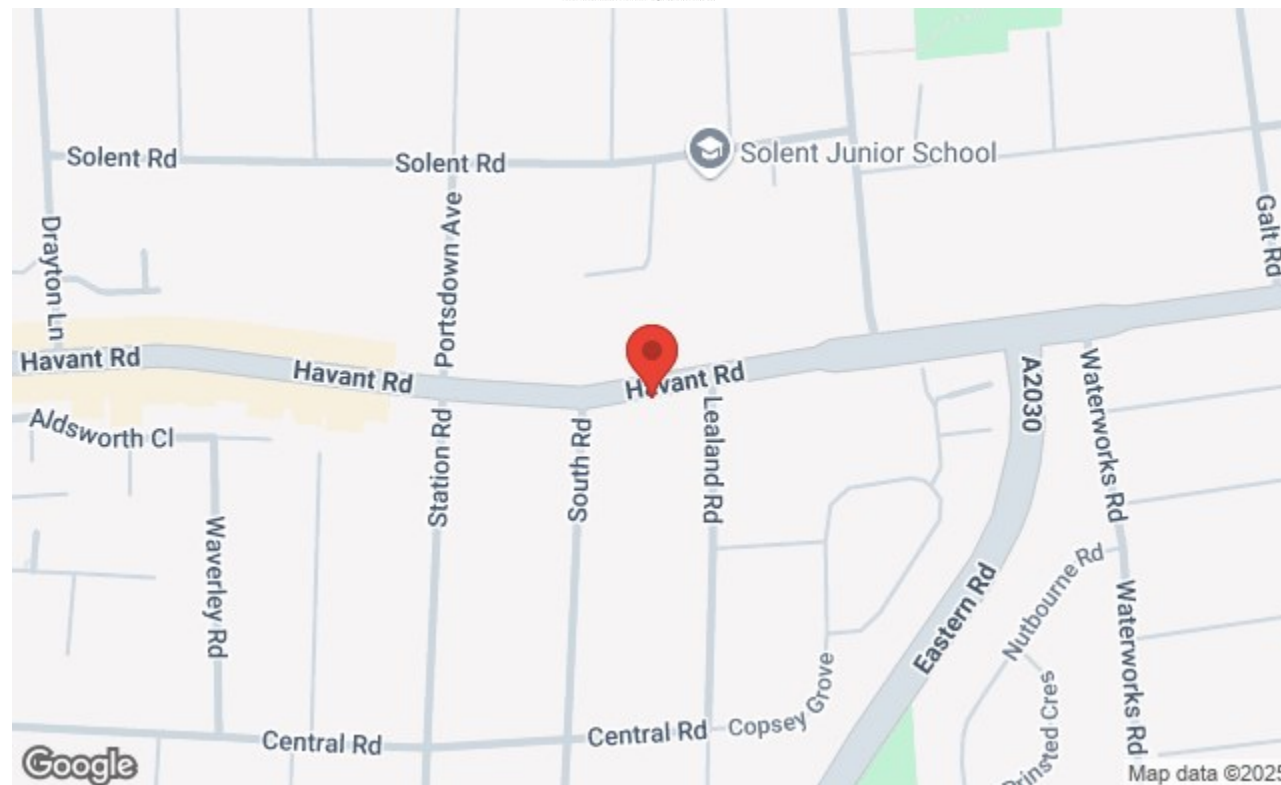
Havant Road, Portsmouth PO6 1PF

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THE ESTATE AGENTS



TOTAL FLOOR AREA : 2523 sq.ft. (234.4 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



HIGHLIGHTS

- ❖ CIRCA 2500 FT DETACHED HOUSE
- ❖ FIVE / SIX BEDROOMS
- ❖ LARGE SOUTH FACING REAR GARDEN
- ❖ GARAGE & OFF ROAD PARKING
- ❖ 15FT GARDEN CABIN
- ❖ THREE RECEPTION ROOMS
- ❖ 19FT KITCHEN / BREAKFAST ROOM
- ❖ TWO BATHROOMS
- ❖ UTILITY ROOM
- ❖ SOUGHT AFTER HAVANT ROAD LOCATION

Located on the desirable Havant Road in Drayton, Portsmouth, this impressive detached house offers a generous living space of approximately 2,523 square feet, making it an ideal family home. With five/six well-proportioned bedrooms, this property provides ample room for both relaxation and privacy. The layout includes three inviting reception rooms, perfect for entertaining guests or enjoying family time.

The heart of the home is the spacious kitchen and breakfast room, which is designed for both functionality and comfort. Additionally, the property boasts two bathrooms, ensuring convenience for all residents. A utility room adds to the practicality of this well-thought-out home.

Outside, you will find a large south-facing rear garden, a delightful space for outdoor activities and gatherings. The garden cabin offers a versatile area that could serve as a home office, studio, or playroom, catering to various lifestyle needs. The property also features a garage and a gated driveway, providing secure off-road parking for multiple vehicles.

This residence is not only spacious but also well-located, offering easy access to local amenities and transport links. With its combination of comfort, style, and practicality, this detached house on Havant Road is a rare find and presents an excellent opportunity for those seeking a family home in a sought-after area.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN / BREAKFAST ROOM

19'7" x 11'1" (5.98 x 3.38)

UTILITY ROOM

13'8" x 6'4" (4.19 x 1.95)

DINING ROOM

13'5" x 11'4" (4.09 x 3.47)

LOUNGE

20'0" x 11'4" (6.10 x 3.47)

WC

FAMILY ROOM / BEDROOM SIX

15'7" x 10'11" into bay (4.75 x 3.35 into bay)

BEDROOM FIVE

15'7" x 11'4" (4.75 x 3.47)

BEDROOM ONE

18'4" x 11'6" (5.59 x 3.51)

ENSUITE

7'6" x 5'6" (2.29 x 1.70)

BEDROOM TWO

13'6" x 11'8" (4.14 x 3.56)

BEDROOM THREE

13'6" x 10'9" (4.14 x 3.30)

BEDROOM FOUR

11'6" x 10'0" (3.53 x 3.06)

BATHROOM

8'9" x 7'6" (2.67 x 2.29)

GARDEN CABIN

15'10" x 12'7" (4.85 x 3.84)

GARAGE

17'9" x 9'5" (5.42 x 2.89)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales			



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