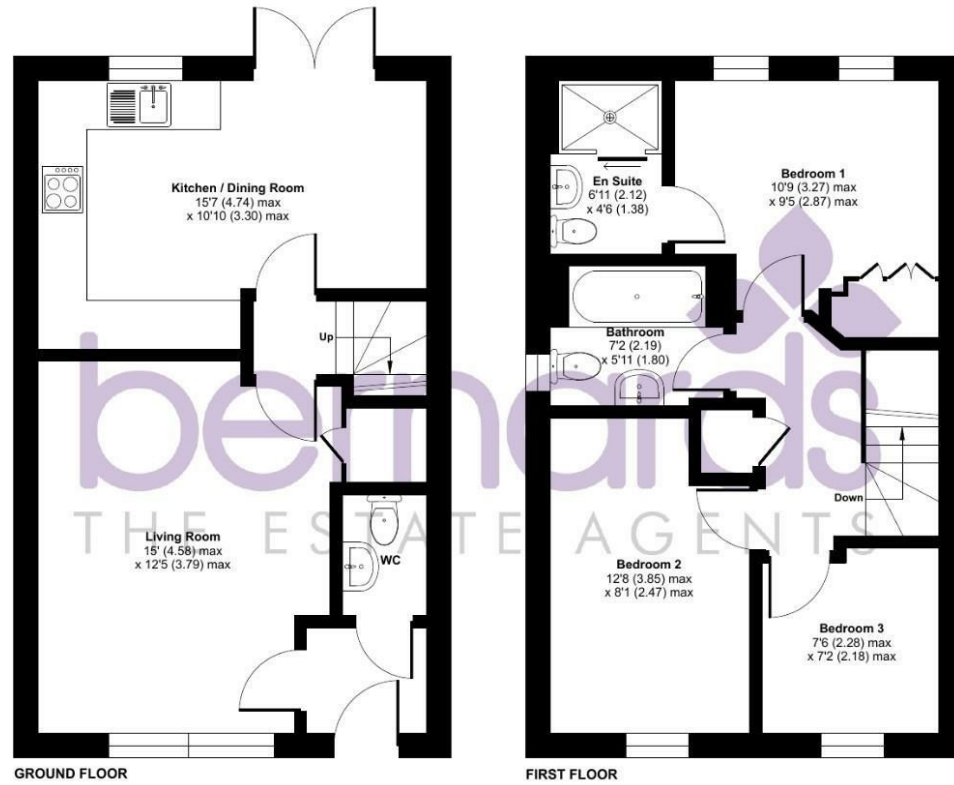




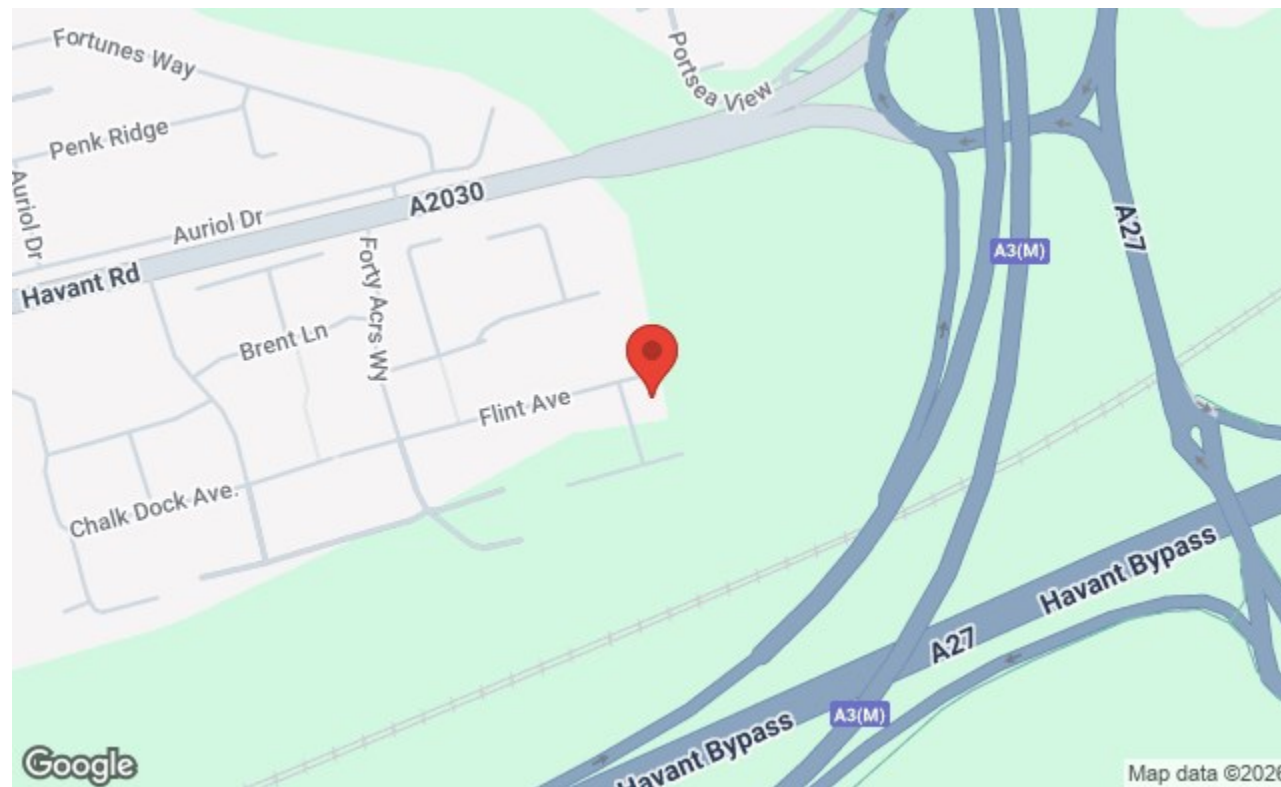
## Flint Avenue, Havant, PO9

Approximate Area = 828 sq ft / 76.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1383756



# Offers In Excess Of £360,000

## Flint Avenue, Havant PO9 3FU



### HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ LOUNGE
- ❖ KITCHEN/DINER
- ❖ DOWNSTAIRS W.C.
- ❖ EN-SUITE
- ❖ GARDEN
- ❖ DRIVEWAY & EV CHARGING
- ❖ MODERN DEVELOPMENT
- ❖ UNOBSTRUCTED VIEW TO REAR
- ❖ IDEAL FIRST TIME BUY

Welcome to this stunning new build property located on Flint Avenue in Bedhampton. This semi-detached house, built in 2024, offers a modern living experience with a generous space of 818 square feet, perfect for families or those seeking a comfortable home.

As you enter, you will be greeted by a bright and airy kitchen/diner, ideal for both casual meals and entertaining guests. The well-designed layout ensures that the heart of the home is both functional and inviting. With three spacious bedrooms, there is ample room for relaxation and privacy, making it a perfect retreat after a long day.

The property also features an en-suite bathroom, providing added convenience and luxury for the master bedroom. This thoughtful addition enhances the overall appeal of the home, ensuring that it meets the needs of modern living.

Off-road parking at the front of the property is a significant advantage, offering ease and security for your vehicles. The location on Flint Avenue is not only desirable but also provides easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this new build house on Flint Avenue is a fantastic opportunity for anyone looking to settle in Havant. With its contemporary design, spacious layout, and convenient features, it promises a comfortable and enjoyable living experience. Do not miss the chance to make this lovely property your new home.

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

## ENTRANCE HALL

## W.C.

## LOUNGE

15'0" x 12'5" (4.58 x 3.79)

## KITCHEN/DINER

15'6" x 10'9" (4.74 x 3.30)

## LANDING

## BEDROOM 1

10'8" x 9'4" (3.27 x 2.87)

## EN-SUITE

6'11" x 4'6" (2.12 x 1.38)

## BEDROOM 2

12'7" x 8'1" (3.85 x 2.47)

## BEDROOM 3

7'5" x 7'1" (2.28 x 2.18)

## BATHROOM

7'2" x 5'10" (2.19 x 1.80)

## GARDEN

## PARKING

## 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.

## COUNCIL TAX BAND D Havant



| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         | 96        |
| (81-91) B                                   |  | 84      |           |
| (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                             |  |         |           |



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

