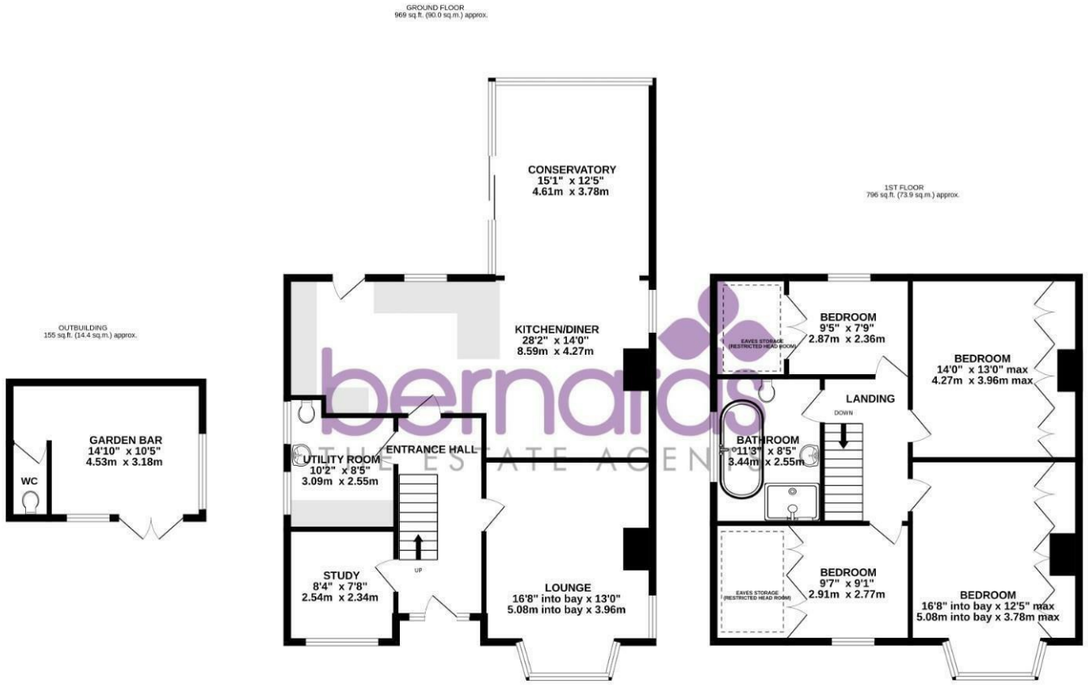
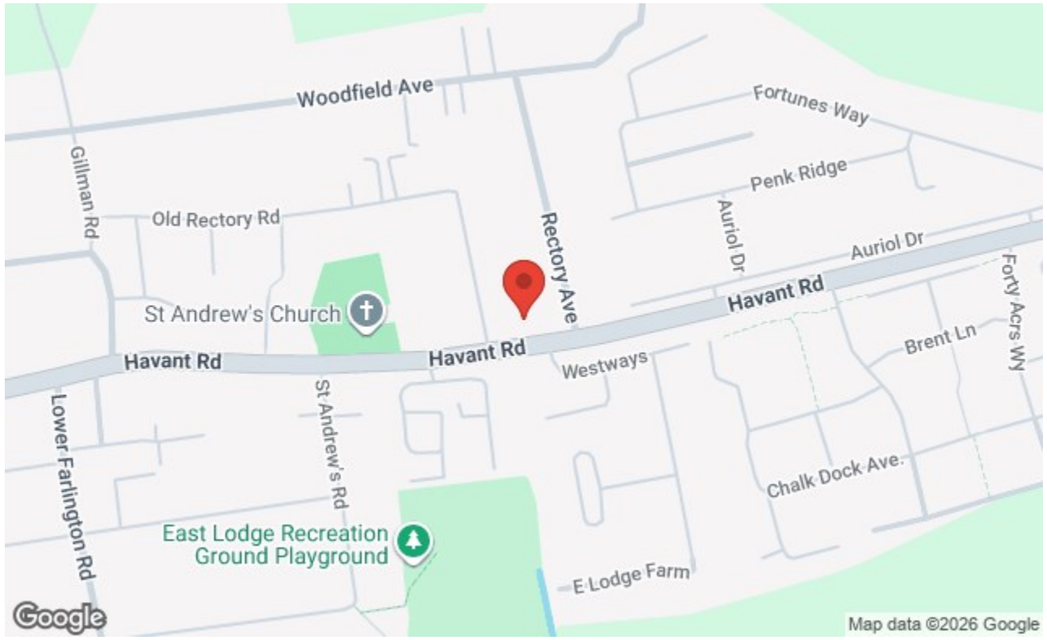


TOTAL FLOOR AREA : 1920 sq.ft. (178.4 sq.m.) approx.

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.
Made with Metropix ©2024



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

FOR SALE

£645,000

Havant Road, Portsmouth PO6 1AA

bernards THE ESTATE AGENTS



4 1 2

HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- LOUNGE AND STUDY
- OPEN PLAN LIVING TO REAR
- KITCHEN/DINER
- CONSERVATORY
- DOWNSTAIRS UTILITY WITH W.C.
- SWIMMING POOL
- POOL LODGE WITH W.C.
- OFF ROAD PARKING TO FRONT

Nestled on Havant Road in the charming area of Farlington, Portsmouth, this splendid four-bedroom detached family home offers a perfect blend of modern living and comfort. As you step inside, you are greeted by an inviting open-plan living space at the rear of the property, seamlessly integrating the kitchen, dining, and living areas. This design not only enhances the flow of natural light but also creates an ideal setting for family gatherings and entertaining guests.

The property boasts a separate lounge, providing a tranquil retreat for relaxation, alongside a dedicated study that is perfect for those who work from home or require a quiet space for reading and reflection. The family bathroom is well-appointed, catering to the needs of a busy household.

One of the standout features of this home is the delightful swimming pool, which is complemented by a spacious patio area, perfect for summer barbecues and outdoor enjoyment. Additionally, the pool lodge, complete with a convenient W.C., adds an extra layer of functionality, making it an excellent space for hosting friends and family.

This property is not just a house; it is a family home that offers ample space and versatility for modern living. With its desirable location and impressive amenities, it presents an exceptional opportunity for those seeking a comfortable and stylish lifestyle in Portsmouth.

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

PROPERTY INFORMATION

ENTRANCE HALL

STUDY
8'3" x 7'8" (2.54 x 2.34)

LOUNGE
16'7" x 12'11" (5.06 x 3.96)

UTILITY/W.C.
10'1" x 8'4" (3.09 x 2.55)

KITCHEN/DINER
28'2" x 14'0" (8.59 x 4.27)

CONSERVATORY
15'1" x 12'4" (4.61 x 3.78)

LANDING

BEDROOM 1
16'7" x 12'4" (5.08 x 3.78)

BEDROOM 2
14'0" x 12'11" (4.27 x 3.96)

BEDROOM 3
9'6" x 9'1" (2.91 x 2.77)

BEDROOM 4
9'4" x 7'8" (2.87 x 2.36)

BATHROOM
11'3" x 8'4" (3.44 x 2.55)

GARDEN

POOL AREA

GARDEN ROOM
14'10" x 10'5" (4.53 x 3.18)

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.









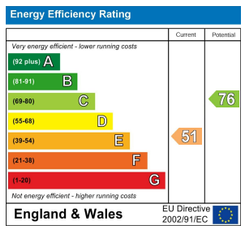












Scan here to see all our properties for sale and rent

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