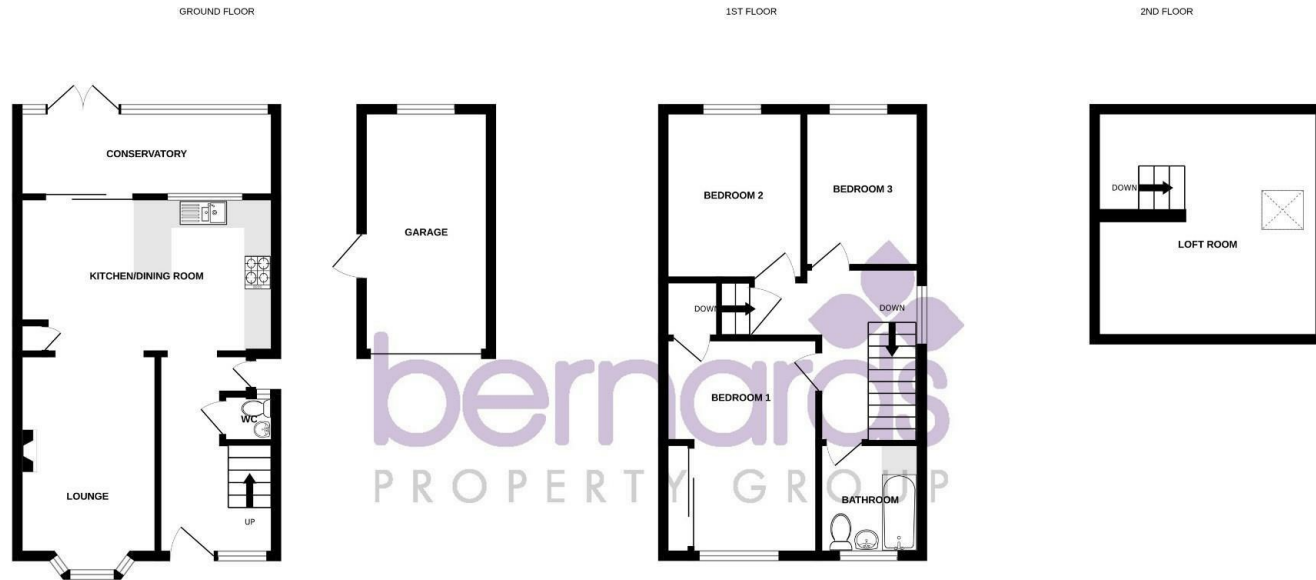


FOR SALE

Guide Price £385,000

Southleigh Road, Havant PO9 2QH

bernards  
THE ESTATE AGENTS



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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## HIGHLIGHTS

- ❖ THREE BEDROOM FAMILY HOME
- ❖ OPEN PLAN LIVING SPACE
- ❖ LARGE KITCHEN DINING ROOM
- ❖ GROUND FLOOR WC
- ❖ LOFT ROOM
- ❖ FAMILY BATHROOM
- ❖ GREAT SIZE GARDEN
- ❖ EXPANSIVE PRIVATE DRIVEWAY
- ❖ GARAGE AND OUTBUILDINGS
- ❖ CENTRALLY LOCATED WITHIN HAVANT

Positioned within the desirable locality of Southleigh Road in Denvilles, this charming three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The open-plan living area seamlessly connects a spacious lounge to a large kitchen and dining space, creating an ideal environment for family gatherings and social occasions. Additionally, the ground floor benefits from convenient WC facilities, enhancing the practicality of the home.

The three well-proportioned bedrooms are designed with family living in mind, with the primary bedroom featuring built-in wardrobes for added convenience. The neutral family bathroom is both functional and stylish, catering to the needs of a modern household. The loft has been converted into another generous space, perfect

for growing families or an additional space to utilise.

For those in need of storage, the property includes a garage and additional outbuildings, ensuring that all your belongings can be comfortably stored. The private driveway accommodates at least three vehicles, providing secure off-road parking in this sought-after suburb of Havant town.

With its central locality, this home is ideally situated close to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike. This semi-detached house is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community.

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
t: 02392 482147



Call today to arrange a viewing  
02392 482147  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

**LOUNGE**  
11'11 x 13'11 (3.63m x 4.24m)

**KITCHEN/DINING ROOM**  
19'0 x 10'5 (5.79m x 3.18m)

**CONSERVATORY**  
19'6 x 5'8 (5.94m x 1.73m)

**WC**  
3'6 x 3'2 (1.07m x 0.97m)

**BEDROOM ONE**  
11'11 x 12'3 (3.63m x 3.73m)

**BEDROOM TWO**  
10'10 x 9'8 (3.30m x 2.95m)

**BEDROOM THREE**  
8'11 x 7'10 (2.72m x 2.39m)

**BATHROOM**  
7'10 x 6'7 (2.39m x 2.01m)

**LOFT ROOM**  
13'1 x 13'0 (3.99m x 3.96m)

**GARAGE**  
20'1 x 9'0 (6.12m x 2.74m)

**COUNCIL TAX BAND D**

## 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	
(92-100) 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	
61	81
EU Directive 2002/91/EC	
England & Wales	



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