



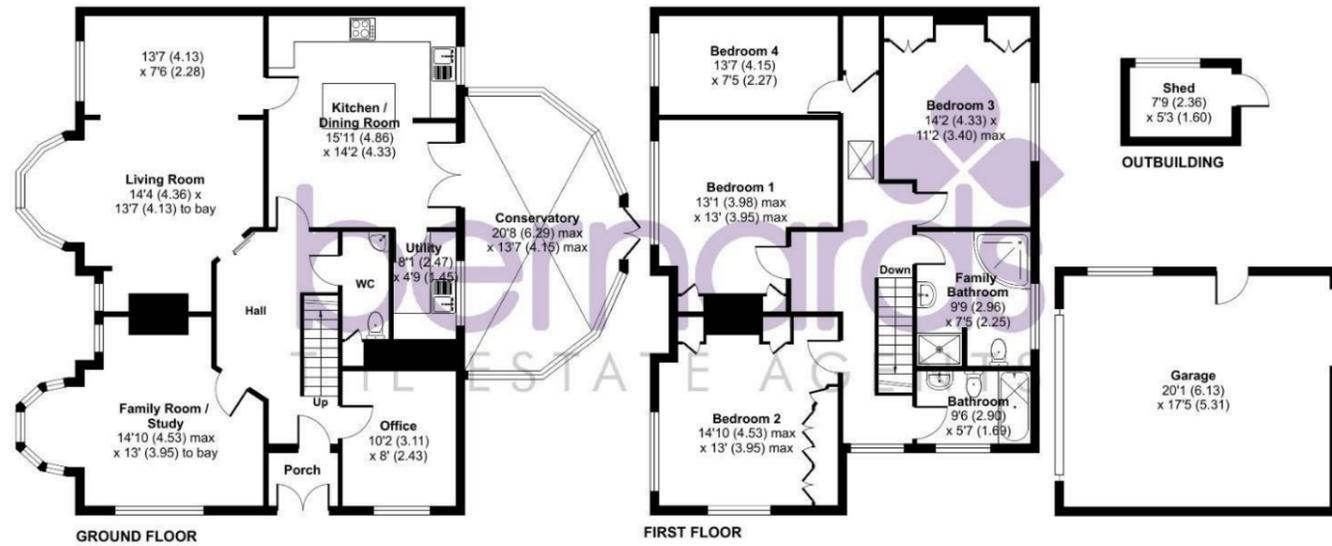
Price Guide £915,000

Second Avenue, Havant PO9 2QP



### Second Avenue, Havant, PO9

Approximate Area = 2258 sq ft / 209.7 sq m  
Garage = 350 sq ft / 32.5 sq m  
Outbuilding = 41 sq ft / 3.8 sq m  
Total = 2649 sq ft / 246 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: 1347656



### HIGHLIGHTS

- ❖ Detached Period Home
- ❖ Large Statement Living Room
- ❖ Open Plan Kitchen/Dining
- ❖ Separate Utility Room
- ❖ Four Double Bedrooms
- ❖ Family Room/Study
- ❖ High Ceilings & Feature Fireplaces
- ❖ Beautifully Light Conservatory
- ❖ Drive-Up Double Garage
- Generous Private Driveway

Nestled on the prestigious Second Avenue in Denvilles, this statuesque detached period family home offers an impressive blend of classic charm and modern convenience. Spanning an expansive 2,258 square feet, the property boasts two generous reception rooms, adorned with feature fireplaces and high ceilings. The traditional stained glass porch and front facing bay windows provide a delightful aspect of the established private frontage, enhancing the property's character.

The heart of the home is the open plan traditional style kitchen and dining room, complete with central island offering fantastic worksurface coverage for optimum functionality. This space flows seamlessly into a large conservatory/garden room, perfect for entertaining whilst being flooded with natural light and views of the surrounding rear garden. This space is ideal for family gatherings and

accommodating guests. Additionally, a separate utility room adds practicality to day-to-day living.

Upstairs, four spacious double bedrooms are all beautifully decorated to offer both comfort and tranquillity, providing an abundance of storage and charming aspects of the surrounding plot. These bedrooms are well-served by two bathrooms, ensuring convenience for family living and busy life dynamics.

Set within a third of an acre plot, the property features a double garage and ample parking for multiple vehicles, making it perfect for families with busy lifestyles or those that enjoy entertaining. This home is not just a residence; it is a sanctuary that combines elegance with functionality, making it an ideal choice for those seeking a distinguished family home in a requested location.

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



Call today to arrange a viewing

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# PROPERTY INFORMATION

**LIVING ROOM**  
14'3" x 13'6" (4.36 x 4.13)

**KITCHEN/DINING ROOM**  
15'11" x 14'2" (4.86 x 4.33)

**UTILITY ROOM**  
8'1" x 4'9" (2.47 x 1.45)

**FAMILY ROOM/STUDY**  
14'10" x 12'11" (4.53 x 3.95)

**OFFICE**  
10'2" x 7'11" (3.11 x 2.43)

**BEDROOM ONE**  
13'0" x 12'11" (3.98 x 3.95)

**BEDROOM TWO**  
14'10" x 12'11" (4.53 x 3.95)

**BEDROOM THREE**  
14'2" x 11'1" (4.33 x 3.40)

**BEDROOM FOUR**  
13'7" x 7'5" (4.15 x 2.27)

**FAMILY BATHROOM**  
9'8" x 7'4" (2.96 x 2.25)

**SECOND BATHROOM**  
9'6" x 5'6" (2.90 x 1.69)

**DOUBLE GARAGE**  
20'1" x 17'5" (6.13 x 5.31)

**COUNCIL TAX BAND F**

**MORTGAGE SERVICE**  
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		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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