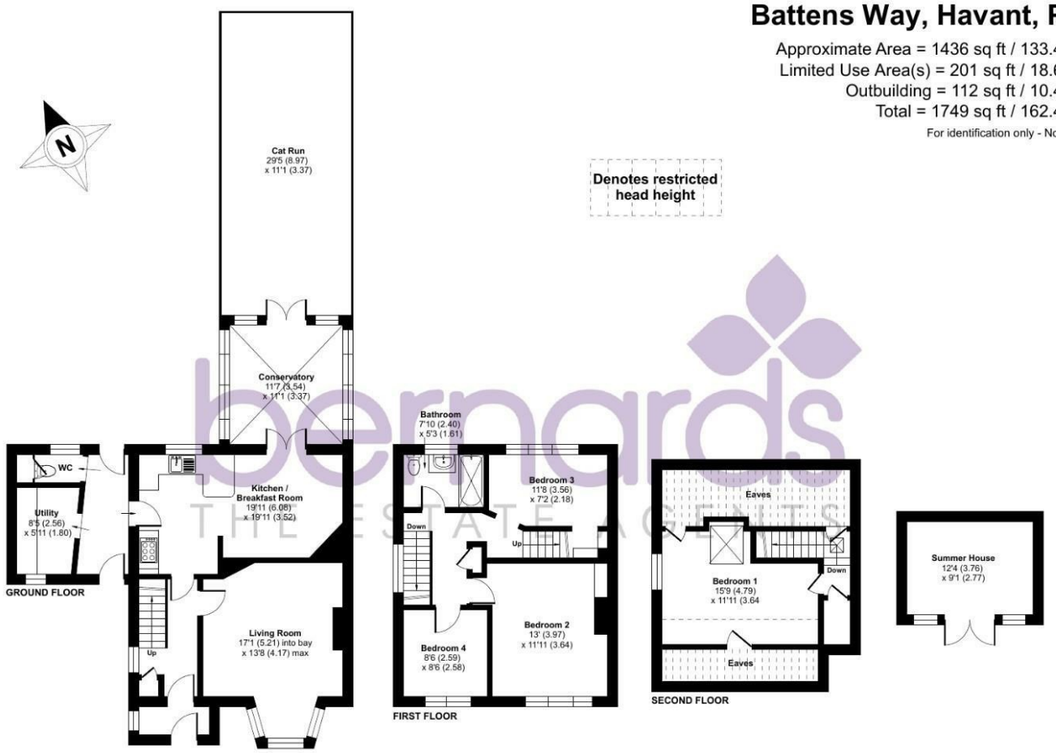
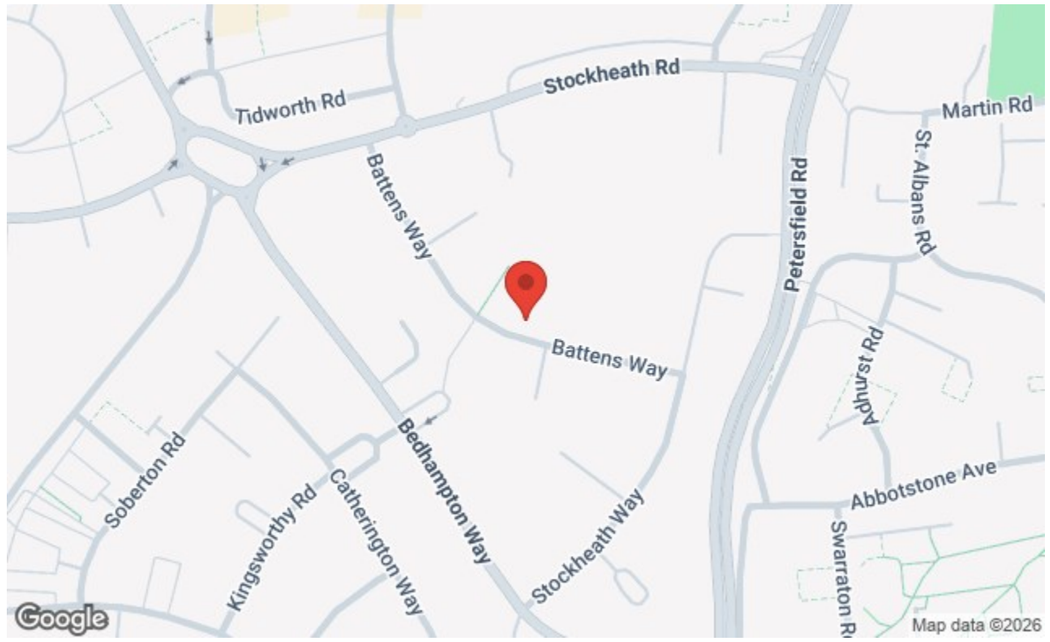
Battens Way, Havant, PO9

Approximate Area = 1436 sq ft / 133.4 sq m
Limited Use Area(s) = 201 sq ft / 18.6 sq m
Outbuilding = 112 sq ft / 10.4 sq m
Total = 1749 sq ft / 162.4 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1471271



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

FOR SALE

Offers In Excess Of £375,000

Battens Way, Havant PO9 2DX

bernards THE ESTATE AGENTS

4 | 1 | 2

HIGHLIGHTS

- FOUR BEDROOMS
- THREE STORIES
- UTILITY AREA
- FAMILY HOME
- SEMI DETACHED
- GENEROUS SIZE GARDEN
- CONVERSATORY
- SUMMER HOUSE
- DOWNSTAIRS WC
- CALL TO VIEW

Situated in a sought-after residential area of Havant, this well-presented four-bedroom home offers versatile accommodation arranged over three floors, a generous rear garden and ample driveway parking for multiple vehicles.

The property opens into a welcoming entrance hall, leading through to a bright bay-fronted sitting room, creating a comfortable space to relax at the end of the day. To the rear, the spacious kitchen/dining room forms the heart of the home, providing plenty of room for family meals, entertaining and everyday living. A separate utility room and ground floor cloakroom add further practicality, while the conservatory offers an additional reception area overlooking the garden.

The first floor comprises two well-proportioned double bedrooms, a further single bedroom and a family bathroom. Occupying the entire top floor, the principal bedroom provides an excellent private retreat, with ample space for bedroom furniture and additional storage.

Outside, the rear garden offers plenty of space for children to play and for families to enjoy outdoor dining during the warmer months. A summer house positioned at the rear of the garden provides a versatile space that could be used as a hobby room, home office or simply somewhere to unwind. To the front, the driveway provides off-road parking for multiple vehicles.

Battens Way is well placed for family life, with local schools, parks and everyday amenities all within easy reach. Havant town centre and railway station are nearby, providing convenient access to Portsmouth, Chichester and London, while the A27 and A3(M) are easily accessible for commuters. The nearby coastline, including Langstone Harbour and Hayling Island, offers plenty of opportunities for walking, sailing and enjoying the outdoors.

Offering flexible living space, excellent parking and a convenient location, this is a fantastic family home with room to grow.

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

PROPERTY INFORMATION

LIVING ROOM
17'1" x 13'8" (5.21 x 4.17)

KITCHEN / BREAKFAST ROOM
19'11" x 11'6" (6.08 x 3.52)

UTILITY
8'4" x 5'10" (2.56 x 1.80)

WC

CONSERVATORY
11'7" x 11'0" (3.54 x 3.37)

BEDROOM
13'0" x 11'11" (3.97 x 3.64)

BEDROOM
11'8" x 7'1" (3.56 x 2.18)

BEDROOM
8'5" x 8'5" (2.59 x 2.58)

BATHROOM
7'10" x 5'3" (2.40 x 1.61)

BEDROOM
15'8" x 11'11" (4.79 x 3.64)

ANTI MONEY LAUNDERING HAVANT
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

COUNCIL TAX BAND B
Havant Borough Council: BAND B

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

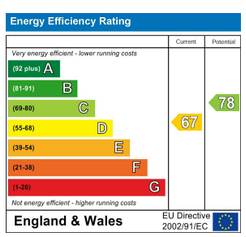
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION 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.

PROPERTY REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
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.

TENURE
Freehold



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