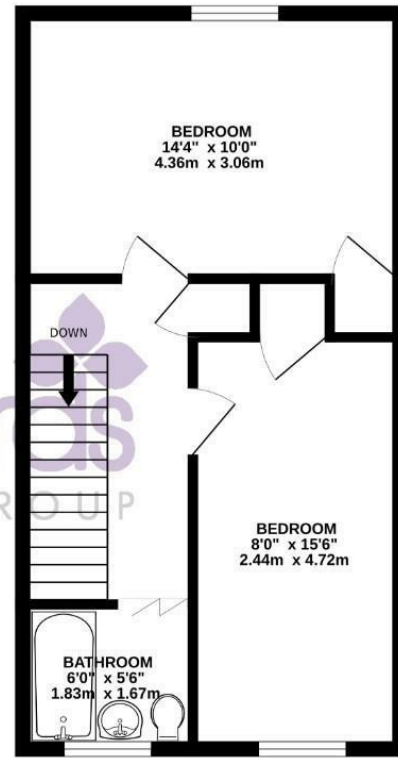
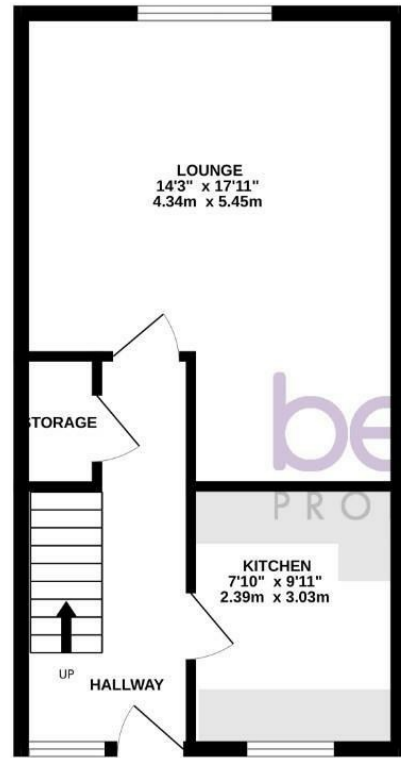


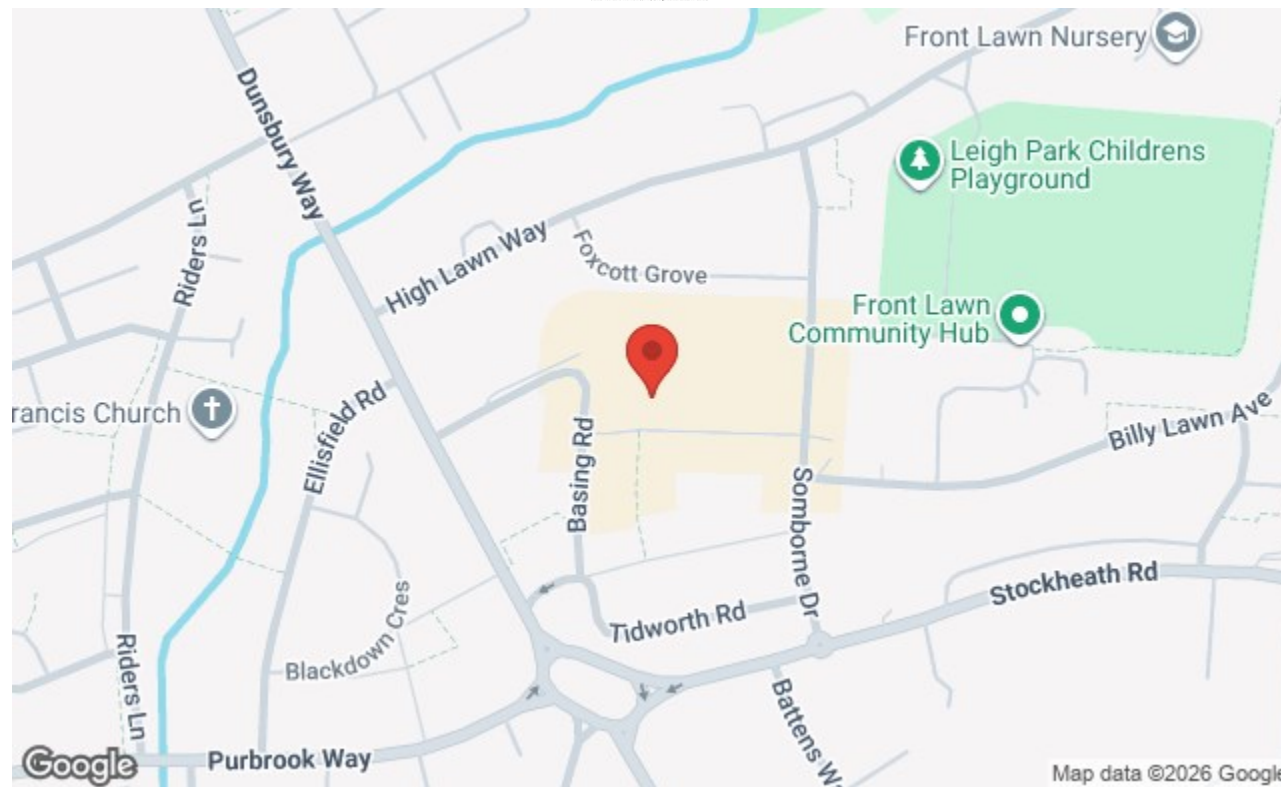
LOWER FLOOR  
397 sq.ft. (36.9 sq.m.) approx.

UPPER FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



bernards  
PROPERTY GROUP

TOTAL FLOOR AREA : 795 sq.ft. (73.9 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 suitability or efficiency can be given.  
Made with Metropix 6/2026



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



Auction Guide £80,000

Greywell Road, Havant PO9 5AH

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ MAISONETTE
- ❖ LOUNGE
- ❖ KITCHEN
- ❖ BATHROOM
- ❖ INVESTMANT
- ❖ FIRST TIME BUY
- ❖ BUYER FEES APPLY
- ❖ T & C's APPLY
- ❖ SUBJECT TO RESERVE PRICE

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000  
Situated in Greywell Road in the charming town of Havant, this two-bedroom maisonette presents an excellent opportunity for both first-time buyers and investors. Spanning over 795 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you are welcomed into a bright reception room, perfect for relaxation or entertaining guests. The kitchen is functional and well-equipped, providing a pleasant space for culinary endeavours. The maisonette features a modern bathroom, ensuring convenience for daily living.

One of the standout features of this property

is its good transport links, making it an ideal choice for commuters or those who enjoy exploring the surrounding areas. The location offers easy access to local amenities, parks, and schools, enhancing the appeal for families and professionals alike.

This maisonette is being sold via secure sale online bidding, presenting a unique opportunity for prospective buyers to acquire a property in a competitive market. With its modern appeal and practical layout, this home is a must-view for anyone seeking a comfortable living space in Havant.

Whether you are looking to invest or make your first step onto the property ladder, this maisonette is sure to meet your needs. Don't miss out on the chance to make this lovely property your own.

Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall

purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## 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

## HAVANT COUNCIL TAX BAND

Havant Borough Council: BAND A

## 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 OF PROPERTY

Leasehold

## KITCHEN

7'10" x 9'11" (2.39 x 3.03)

## LOUNGE

14'2" x 17'10" (4.34 x 5.45)

## BEDROOM

14'3" x 10'0" (4.36 x 3.06)

## BEDROOM

8'0" x 15'5" (2.44 x 4.72)

## BATHROOM

6'0" x 5'5" (1.83 x 1.67)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
33	
EU Directive 2002/91/EC	
England & Wales	

Scan here to see all our properties for sale and rent



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