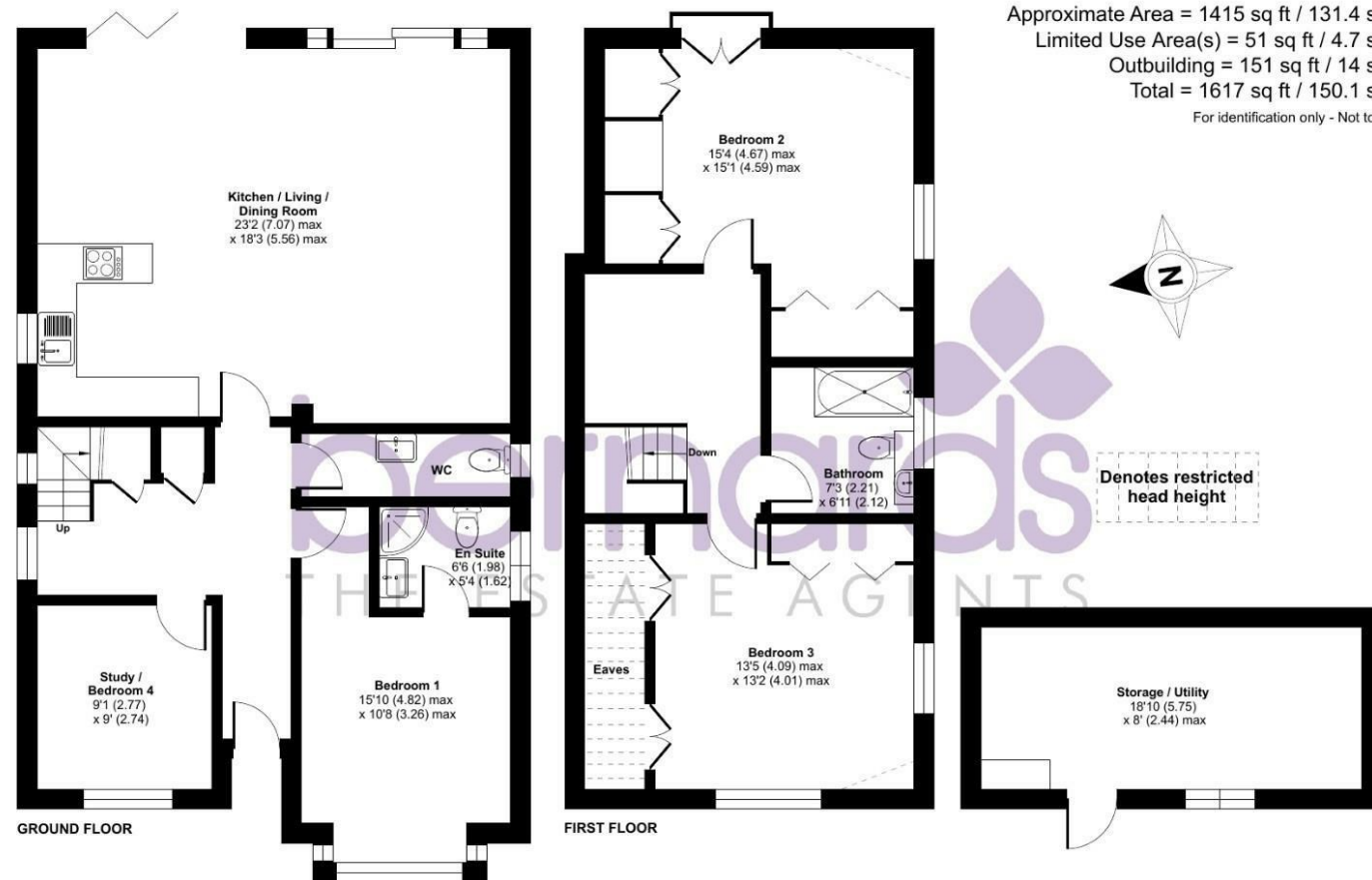


## Fourth Avenue, Havant, PO9

Approximate Area = 1415 sq ft / 131.4 sq m  
 Limited Use Area(s) = 51 sq ft / 4.7 sq m  
 Outbuilding = 151 sq ft / 14 sq m  
 Total = 1617 sq ft / 150.1 sq m  
 For identification only - Not to scale

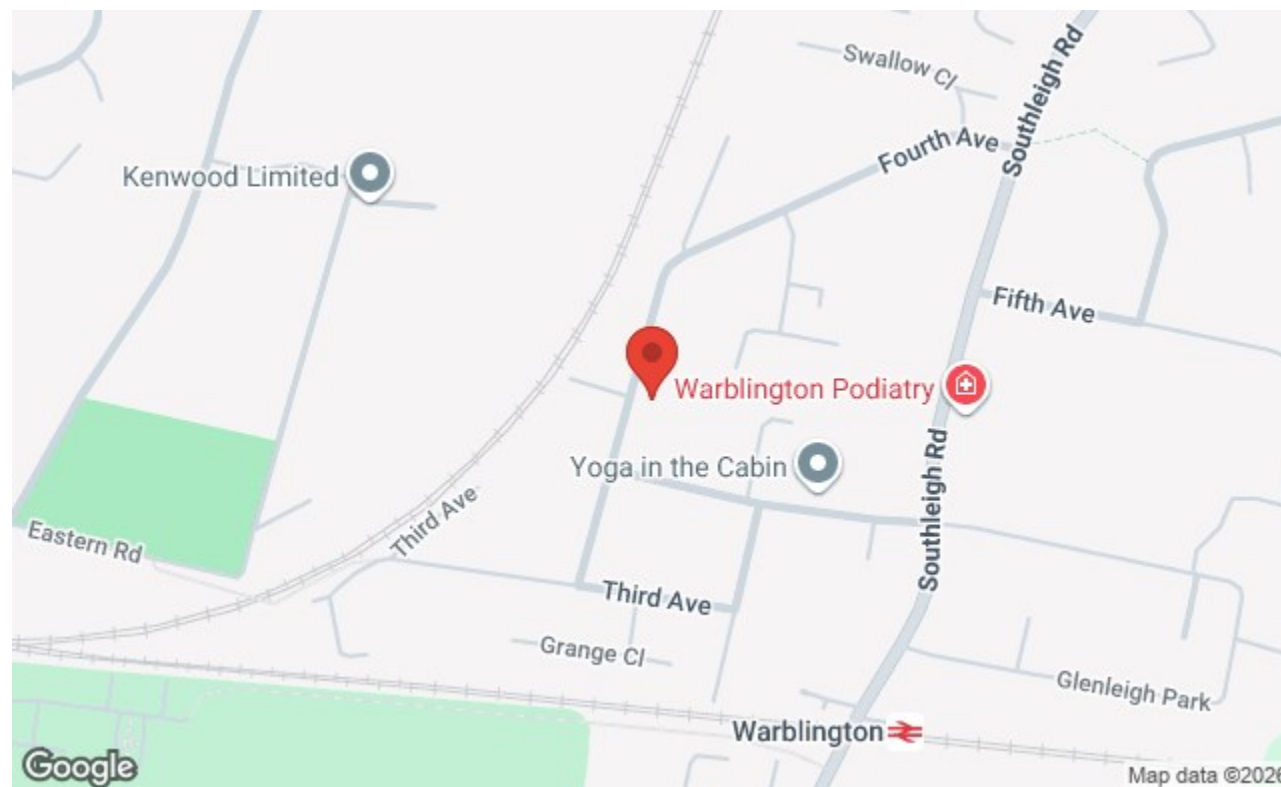


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1421559



Offers In Excess Of £500,000

Fourth Avenue, Havant PO9 2QU



## HIGHLIGHTS

- ❖ FOUR BEDROOM
- ❖ DETACHED
- ❖ SOLAR PANELS
- ❖ CHALET BUNGALOW
- ❖ KITCHEN/LIVING/DINING ROOM
- ❖ OPEN PLAN LIVING
- ❖ EN SUITE
- ❖ OUTBUILDING
- ❖ GENEROUS GARDEN
- A MUST VIEW

Fourth Avenue in Havant, this delightful four-bedroom detached chalet bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,617 square feet, the property boasts a spacious open-plan living area that seamlessly combines the kitchen and dining room, creating an inviting space for family gatherings and entertaining guests.

The ground floor features a well-appointed master bedroom complete with an en suite, ensuring privacy and ease for the homeowners. The generous hallway and landing enhance the sense of space, while a convenient downstairs WC adds to the practicality of the layout.

Outside, the property is complemented by a

substantial garden, providing a tranquil retreat for outdoor activities and relaxation. Additionally, there is ample off-road parking for up to three vehicles, making it ideal for families or those with multiple cars. An outbuilding offers versatile options for use, whether as a workshop, storage, or even a home office. The home further benefits from solar panels, owned by the seller to be included with the sale.

Situated in close proximity to Warblington School and the local train station, this property is perfectly positioned for families and commuters alike. With its charming features and excellent location, this chalet bungalow presents a wonderful opportunity for those seeking a spacious and inviting home in Warblington.

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

## 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 E

## 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 OF PROPERTY

Freehold

## KITCHEN/LIVING/DINING ROOM

23'2" x 18'2" (7.07 x 5.56)

## BEDROOM ONE

15'9" x 10'8" (4.82 x 3.26)

## STUDY/BEDROOM FOUR

9'1" x 8'11" (2.77 x 2.74)

## BEDROOM THREE

13'5" x 13'1" (4.09 x 4.01)

## BEDROOM TWO

15'3" x 15'0" (4.67 x 4.59)

## EN SUITE

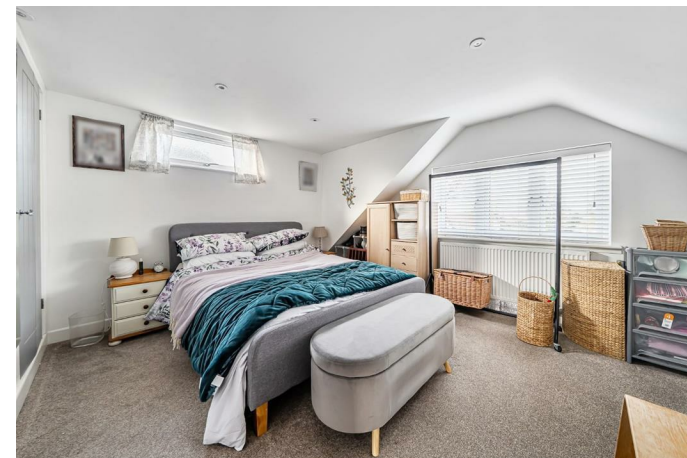
6'5" x 5'3" (1.98 x 1.62)

## BATHROOM

6'6", 6'8"10" x 6'11" (2.21 x 2.12)

## STORAGE/UTILITY

18'10" x (5.75 x)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C		73	
(55-68) D			
(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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