



Turret Avenue, Havant, PO9

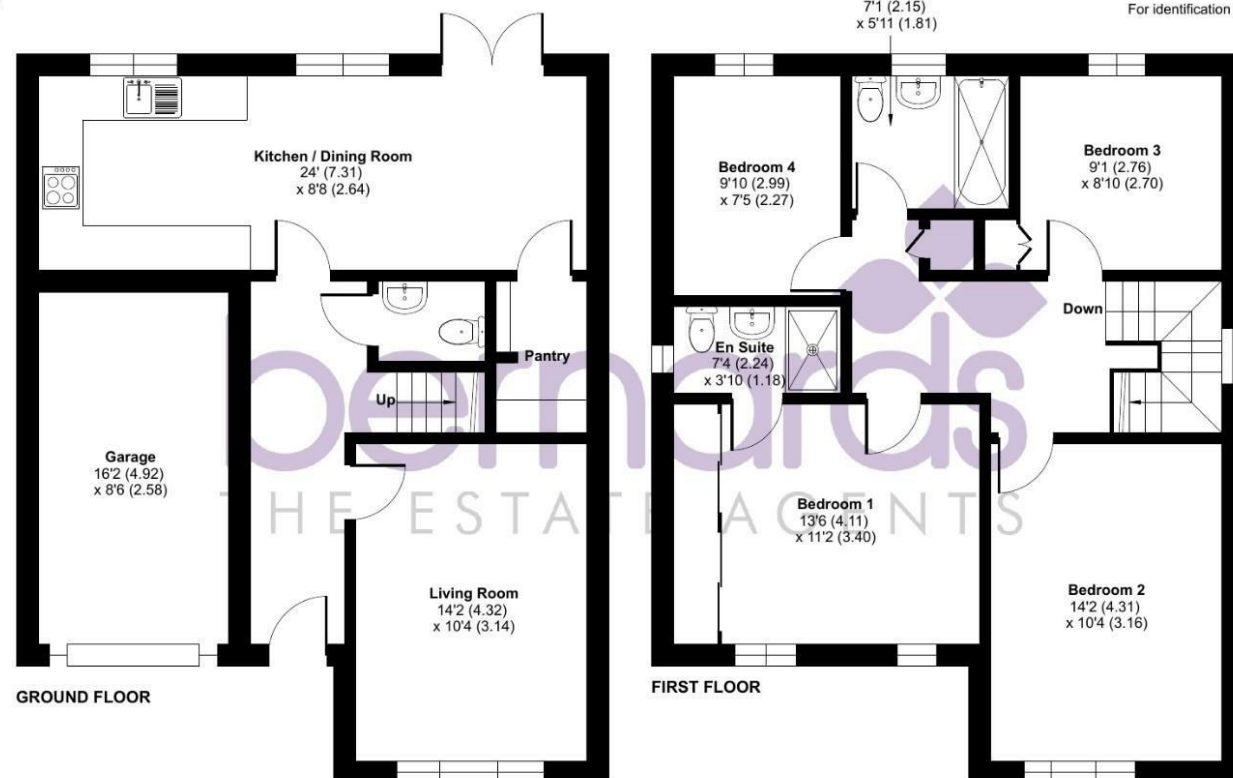
Approximate Area = 1191 sq ft / 110.6 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1324 sq ft / 122.9 sq m
For identification only - Not to scale



Offers In Excess Of £475,000

Turret Avenue, Havant PO9 2GN

bernards
THE ESTATE AGENTS



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: 1405245



**** DETACHED FAMILY HOME ****

HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DETACHED PROPERTY
- ❖ FAMILY HOME
- ❖ GARAGE
- ❖ BUILT IN 2021
- ❖ BEAUTIFULLY PRESENTED
- ❖ PRIVATE DRIVEWAY
- ❖ STUNNING GARDEN
- ❖ EN SUITE TO MASTER
- ❖ REMAINING NHBC WARRANTY

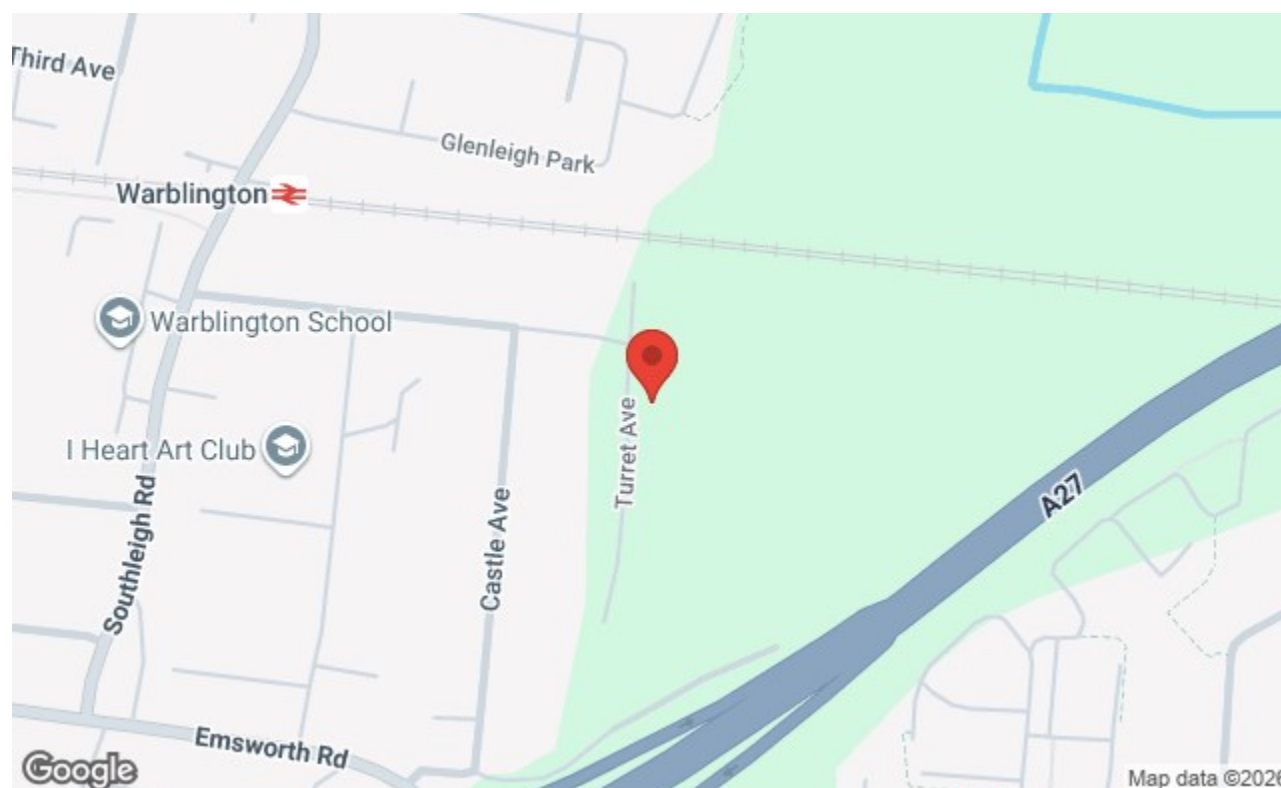
We are pleased to welcome to the market this four bedroom detached home in Turret Avenue in Havant. Built in 2021 and located in a quiet residential area of Warblington, this stunning family property has an abundance to offer.

Upon entering, you are greeted by a spacious hallway adjacent to a snug lounge providing ample space for relaxation. The rear of the property boasts a modern kitchen/diner opening out to the beautifully presented garden. Upstairs features four well-proportioned bedrooms, and en-suite to the master and family bathroom. The accommodation is

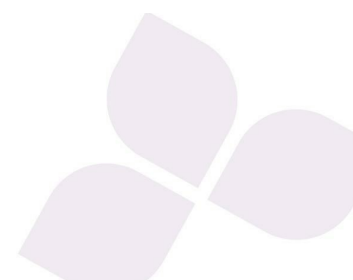
complete with a downstairs WC, integral garage and driveway for two vehicles.

Situated in the St George's Keep development, the location is particularly advantageous being in close proximity to Warblington train station, which offers excellent transport links for commuters and those wishing to explore the surrounding areas.

This property is perfect for those seeking a contemporary home in a convenient location. With its modern features and spacious layout, it is sure to appeal to families and professionals alike.



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
14'2" x 10'3" (4.32 x 3.14)

KITCHEN / DINING ROOM
23'11" x 8'7" (7.31 x 2.64)

GARAGE
16'1" x 8'5" (4.92 x 2.58)

WC

BEDROOM
13'5" x 11'1" (4.11 x 3.40)

EN SUITE
7'4" x 3'10" (2.24 x 1.18)

BEDROOM
14'1" x 10'4" (4.31 x 3.16)

BEDROOM
9'0" x 8'10" (2.76 x 2.70)

BEDROOM
9'9" x 7'5" (2.99 x 2.27)

BATHROOM
7'0" x 5'11" (2.15 x 1.81)

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 E
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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		83	
(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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