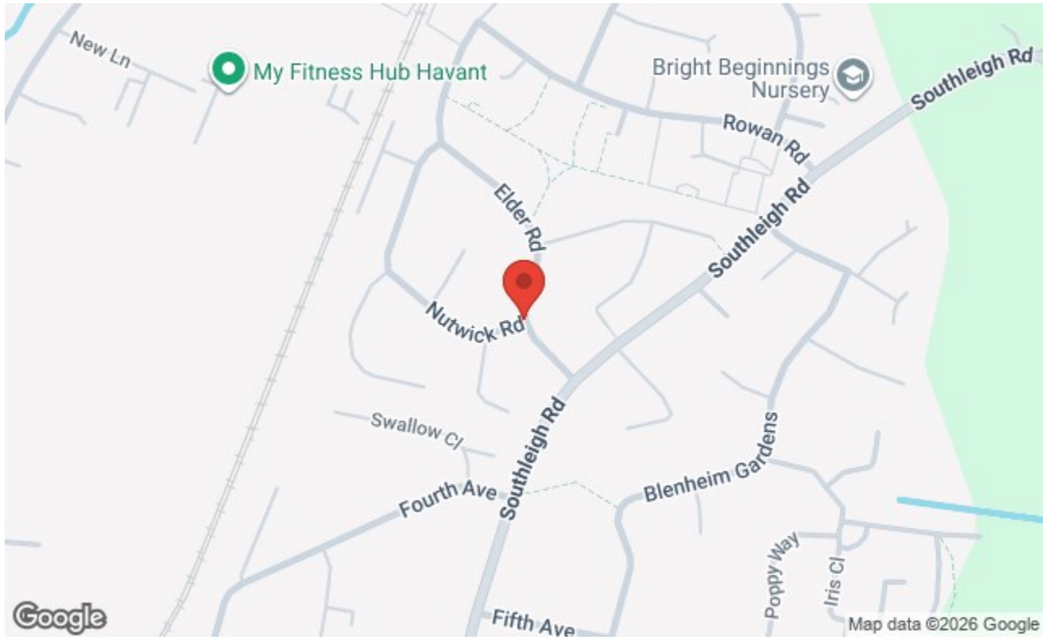
# Nutwick Road, Havant, PO9

Approximate Area = 1581 sq ft / 146.8 sq m
Limited Use Area(s) = 5 sq ft / 0.4 sq m
Outbuildings = 175 sq ft / 16.2 sq m
Total = 1761 sq ft / 163.4 sq m
For identification only - Not to scale

Denotes restricted head height




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: 1472443




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

FOR SALE

## Offers In Excess Of £500,000

Nutwick Road, Havant PO9 2UH

bernards THE ESTATE AGENTS



4 2 2

## HIGHLIGHTS

- DETACHED
- FOUR BEDROOM
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- OFFICE
- EN SUITE
- BATHROOM
- GENEROUS GARDEN
- A MUST VIEW

Situated on the highly sought-after Nutwick Road in Havant, this splendid four-bedroom detached house offers an exceptional blend of comfort, space, and versatility. With two spacious reception rooms, including a welcoming living room and a charming dining room, this home is perfectly suited for both everyday family living and entertaining guests.

The well-appointed kitchen/breakfast room provides an ideal space for casual dining and social gatherings, while a separate ground-floor office offers excellent flexibility for those working from home, running a business, or requiring a dedicated study space.

Upstairs, the generous principal bedroom benefits from its own en suite bathroom, creating a private retreat for the homeowners. Three further well-proportioned bedrooms provide ample accommodation for family members or guests. A family bathroom serves the additional bedrooms, ensuring convenience for busy households.

Externally, the property enjoys a generous rear garden with sheds providing useful additional storage, creating a wonderful space for outdoor relaxation, children's play, or gardening enthusiasts. To the front, off-road parking for up to four vehicles offers practicality and convenience for both residents and visitors.

This delightful home is a must-view for anyone seeking a spacious and well-located property in Havant. Combining versatile living accommodation, a dedicated home office, and excellent outdoor space, it presents a fantastic opportunity for families and professionals alike. Don't miss the chance to make this charming house your new home.

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

## LIVING ROOM
14'9" x 13'10" (4.50 x 4.24)

## DINING ROOM
10'5" x 8'3" (3.18 x 2.54 )

## OFFICE
11'1" x 7'8" (3.40 x 2.34 )

## DINING ROOM
10'5" x 8'3" (3.18 x 2.54 )

## KITCHEN/BREAKFAST ROOM
20'3" x 14'1" (6.18 x 4.30)

## WC
4'10" x 4'0" (1.49 x 1.24)

## BEDROOM ONE
14'2" x 14'2" (4.34 x 4.32 )

## EN SUITE
6'7" x 5'4" (2.03 x 1.63 )

## BEDROOM TWO
16'9" x 9'0" (5.13 x 2.75)

## BEDROOM THREE
12'5" x 8'6" (3.80 x 2.60 )

## BEDROOM FOUR
11'11" x 9'1" (3.65 x 2.77)

## BATHROOM
6'7" x 5'5" (2.03 x 1.66)

## SHED
10'7" x 9'4" (3.23 x 2.86 )

## SHED
12'5" x 6'1" (3.79 x 1.87)









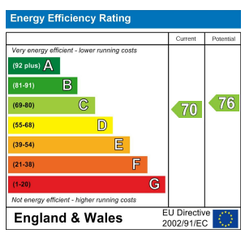













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