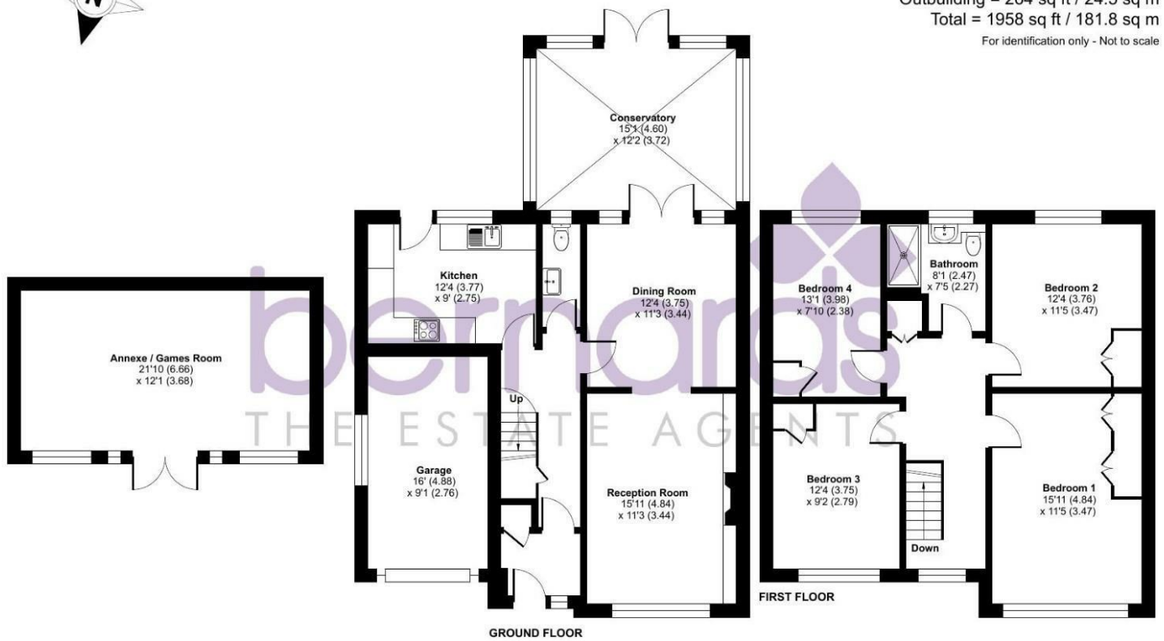
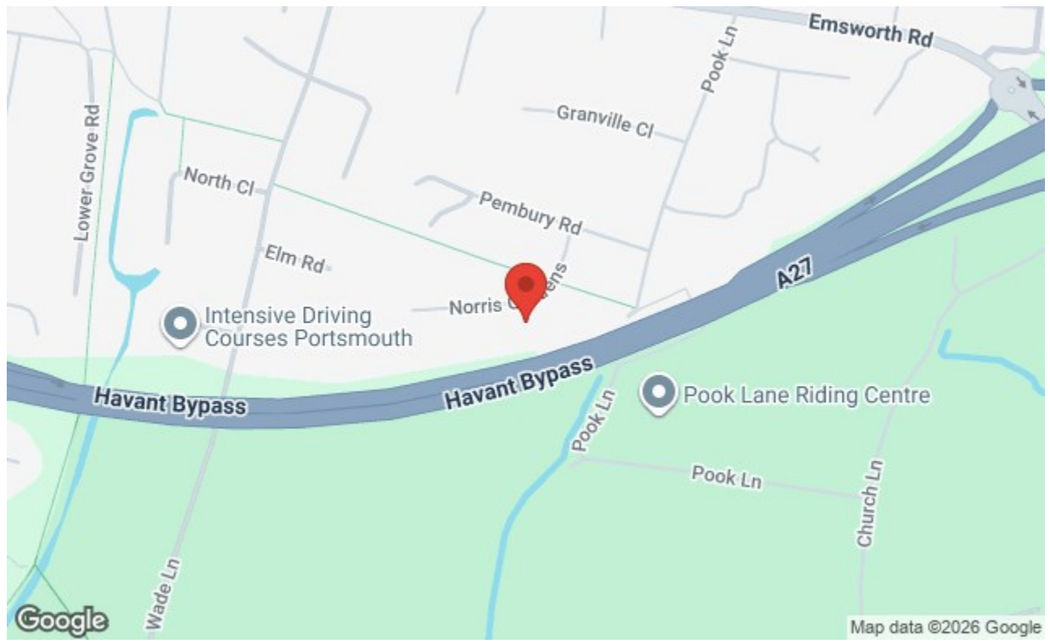
Norris Gardens, Havant, PO9

Approximate Area = 1549 sq ft / 143.9 sq m
Garage = 145 sq ft / 13.4 sq m
Outbuilding = 264 sq ft / 24.5 sq m
Total = 1958 sq ft / 181.8 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: 1513214



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t: 02392 482147

FOR SALE

Offers In Excess Of £625,000

Norris Gardens, Havant PO9 2TT

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4 1 2

HIGHLIGHTS

- DETACHED FAMILY HOME
- FOUR WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY OVERLOOKING THE GARDEN
- VERSATILE DETACHED GAMES ROOM / ANNEXE
- GARAGE AND DRIVEWAY PARKING
- LOG BURNER
- GROUND FLOOR WC
- SPACIOUS KITCHEN AND DINING AREA
- POPULAR HAVANT LOCATION

A substantial and versatile detached family home with excellent space for modern family life, including four bedrooms, two reception rooms, a conservatory, garage and a particularly useful detached games room/annexe.

Tucked away in Norris Gardens, this is a home that offers considerably more space than might first meet the eye. The accommodation is well suited to a growing family, with generous living areas on the ground floor and four bedrooms arranged across the first floor.

On entering, there is a welcoming reception room, with a separate dining room providing a more formal space for family meals and entertaining. The dining room opens directly onto the conservatory, creating a lovely additional room with views towards the garden and plenty of potential as a sitting room, playroom or garden room.

The kitchen is positioned to the rear of the house and provides a practical layout with good scope for personalisation. There is also a ground-floor WC and useful internal access to the garage.

Upstairs, there are four bedrooms, with the principal bedroom and two further bedrooms offering particularly good proportions. The fourth bedroom would also work well as a nursery, home office or dressing room, depending on requirements. A family bathroom completes the first-floor accommodation.

Outside, the property has a further feature that sets it apart: a large detached games room/annexe. With its own generous footprint, this is an incredibly versatile space and could suit a home office, gym, teenage den, hobby room or games room.

The property also benefits from a garage and driveway parking, while the gardens provide plenty of outdoor space for children, entertaining and enjoying the warmer months.

Norris Gardens is situated in a residential part of Havant, with the wider area offering a good balance between everyday convenience and access to the coast and countryside.

Call today to arrange a viewing
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PROPERTY INFORMATION

KITCHEN
12'4" × 9'0" (3.77 × 2.75)

DINING ROOM
12'3" × 11'3" (3.75 × 3.44)

RECEPTION ROOM
15'10" × 11'3" (4.84 × 3.44)

CONSERVATORY
15'1" × 12'2" (4.60 × 3.72)

GARAGE
16'0" × 9'0" (4.88 × 2.76)

GROUND FLOOR WC

BEDROOM
15'10" × 11'4" (4.84 × 3.47)

BEDROOM
11'4" × 11'4" (3.47 × 3.47)

BEDROOM
12'3" × 9'1" (3.75 × 2.79)

BEDROOM
13'0" × 7'9" (3.98 × 2.38)

BATHROOM
8'1" × 7'5" (2.47 × 2.27)

GAMES ROOM / ANNEXE
21'10" × 12'0" (6.66 × 3.68)

ANTI MONEY LAUNDERING
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 F
Havant Borough Council: BAND F

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









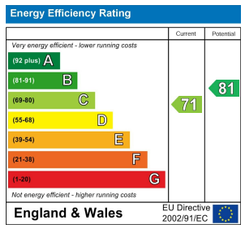












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