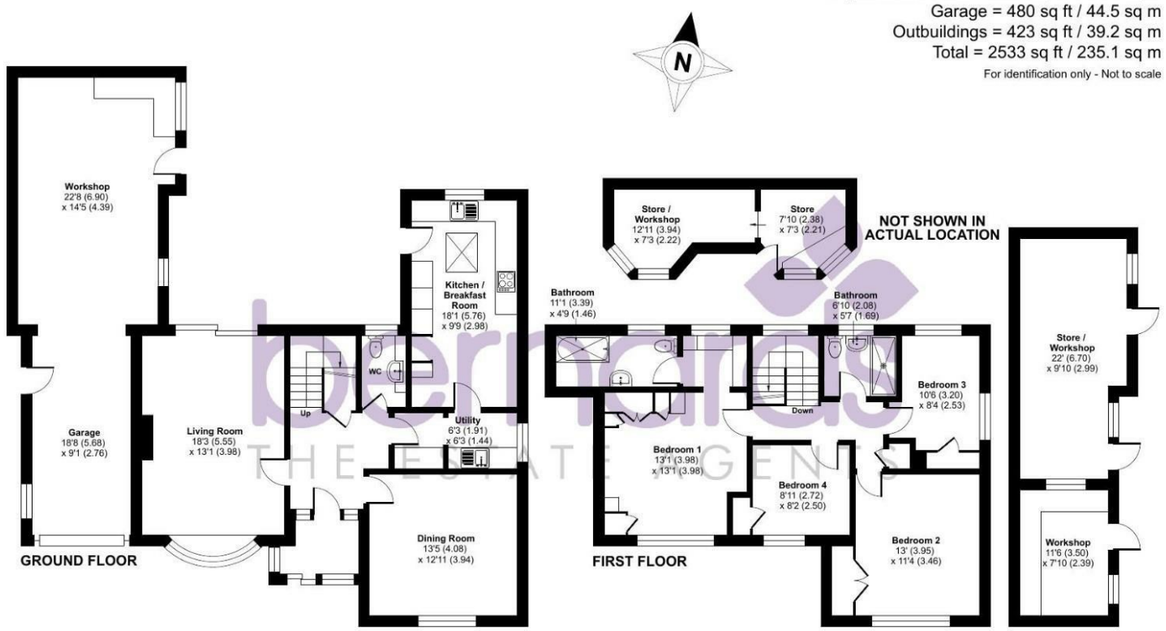
First Avenue, Havant, PO9

Approximate Area = 1630 sq ft / 151.4 sq m
Garage = 480 sq ft / 44.5 sq m
Outbuildings = 423 sq ft / 39.2 sq m
Total = 2533 sq ft / 235.1 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1512182



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

FOR SALE

Guide Price £800,000

First Avenue, Havant PO9 2QN

bernards THE ESTATE AGENTS



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HIGHLIGHTS

- DETACHED FAMILY HOME
- FOUR-BEDROOMS
- BEAUTIFULLY MAINTAINED GARDEN
- SEPARATE DINING ROOM
- AMPLE DRIVEWAY PARKING
- LARGE GARAGE WITH ADDITIONAL WORKSHOP
- POPULAR DENVILLES LOCATION
- LARGE PLOT
- VERSATILE OUTBUILDINGS
- CALL TO VIEW

A substantial four-bedroom detached family home on a large, beautifully maintained plot, with ample parking, a large garage and extensive outbuildings. This is a home with plenty to offer, both now and in the future.

Situated in the sought-after Denvilles area of Havant, this substantial detached property occupies an impressive plot with a large, beautifully kept garden, generous driveway parking and an excellent range of additional buildings.

The accommodation is well suited to family life, with a spacious living room, separate dining room, kitchen/breakfast room, utility room and downstairs WC on the ground floor. Upstairs are four bedrooms with the principle boasting an en-suite, and a family bathroom, providing plenty of room for a growing family.

A particular feature of the property is the amount of useful ancillary space. The large garage and additional workshops/stores provide superb flexibility and could suit a variety of uses, from hobbies and home working to substantial storage or a workshop.

Outside, the property really comes into its own. The large plot and beautifully maintained garden provide plenty of space for children, entertaining and outdoor living, with a good degree of privacy. The driveway offers ample parking for several vehicles, making this particularly practical for a larger household.

For buyers looking for a property they can improve and make their own, there is huge potential to extend the existing house, subject to planning permission. The size of the plot and existing layout offer an exciting opportunity to create an even larger and more individual family home.

This is therefore a property that works very well as it stands, but also offers the chance to add significant value and tailor the accommodation to your own requirements.

First Avenue is located in the popular Denvilles area, close to the amenities of Havant while retaining a pleasant residential feel.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

PROPERTY INFORMATION

LIVING ROOM
18'2" × 13'0" (5.56 × 3.98)

KITCHEN / BREAKFAST ROOM
18'10" × 9'9" (5.76 × 2.98)

UTILITY ROOM
6'3" × 4'8" (1.91 × 1.44)

DINING ROOM
13'4" × 12'11" (4.08 × 3.94)

WC

GARAGE
18'7" × 9'0" (5.68 × 2.76)

WORKSHOP
22'7" × 14'4" (6.90 × 4.39)

BEDROOM 1
13'0" × 13'0" (3.98 × 3.98)

EN SUITE
6'9" × 5'6" (2.08 × 1.69)

BEDROOM 2
12'11" × 11'4" (3.95 × 3.46)

BEDROOM 3
10'5" × 8'3" (3.20 × 2.53)

BEDROOM 4
8'11" × 8'2" (2.72 × 2.50)

FAMILY BATHROOM
11'1" × 4'9" (3.39 × 1.46)

STORE / WORKSHOP
21'11" × 9'9" (6.70 × 2.99)

WORKSHOP
11'5" × 7'10" (3.50 × 2.39)

STORE / WORKSHOP
12'11" × 7'3" (3.94 × 2.22)

STORE
7'9" × 7'3" (2.38 × 2.21)

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

Freehold





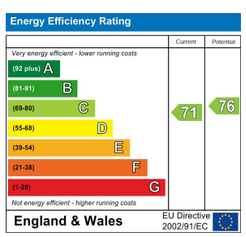












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