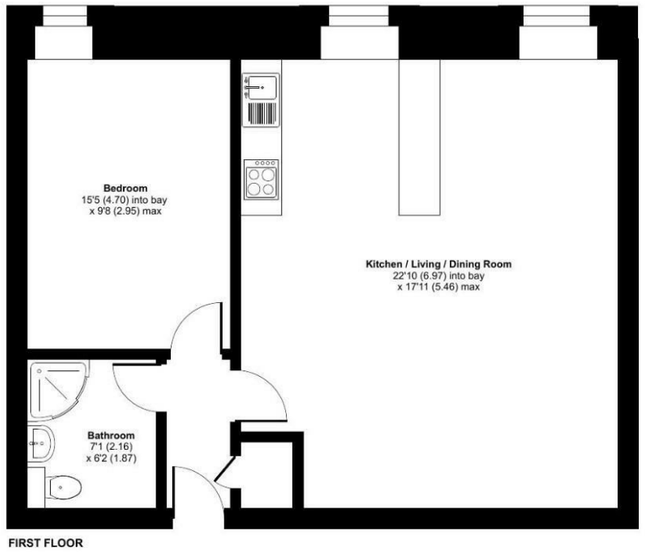
Stratton House, Greywell Road, Havant, PO9

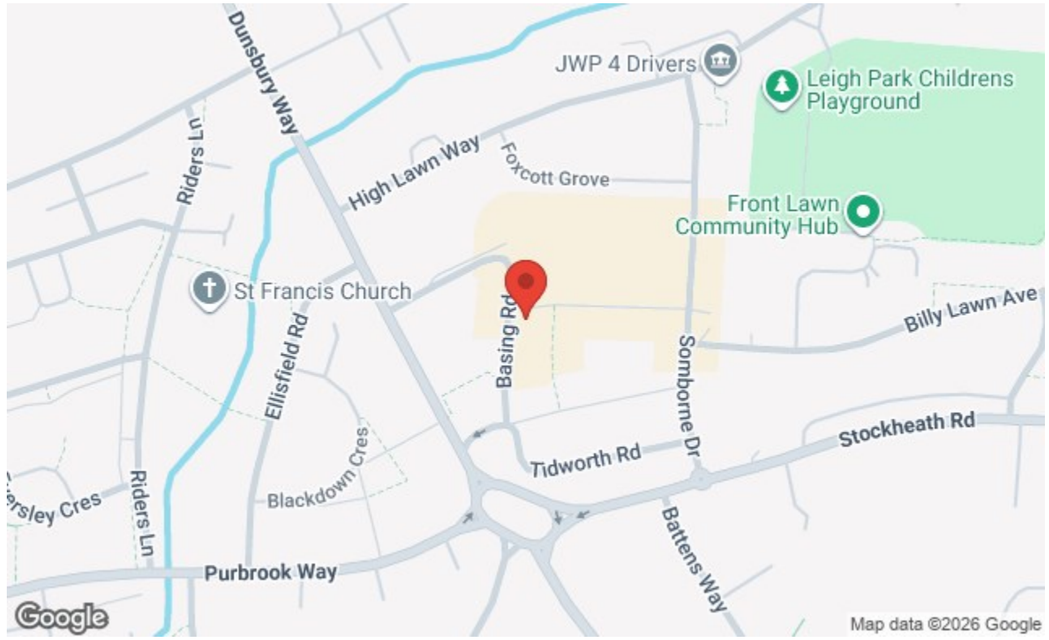
Approximate Area = 619 sq ft / 58.4 sq m

For identification only - Not to scale



FIRST FLOOR

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: 1520404



FOR SALE

Offers In Excess Of £100,000

Greywell Road,, Havant PO9 5AH

bernards THE ESTATE AGENTS



1 1 1

HIGHLIGHTS

- ONE BEDROOM
- PURPOSE-BUILT FLAT
- OPEN-PLAN KITCHEN / LIVING
- DOUBLE BEDROOM
- FIRST-FLOOR APARTMENT
- BATHROOM
- HAVANT LOCATION
- CLOSE TO LOCAL AMENITIES
- GOOD TRANSPORT LINKS
- COUNCIL TAX BAND A

We are pleased to welcome this well-presented one-bedroom purpose-built first-floor apartment, offering a practical and comfortable layout that would make an ideal home for a first-time buyer, single occupant or couple, as well as a potentially attractive investment opportunity.

The accommodation opens into a welcoming entrance hall with access to the principal rooms. The spacious kitchen/living/dining room provides a versatile open-plan space, creating an excellent area for both relaxing and entertaining. The kitchen is fitted with a range of wall and base units, with space for freestanding appliances, while the generous living and dining areas provide plenty of flexibility for everyday living.

The bedroom is a comfortable double room with ample space for bedroom furniture and a pleasant outlook. The bathroom is conveniently positioned off the entrance hall and is fitted with a suite comprising a shower enclosure, wash hand basin and WC.

Situated on Greywell Road, the property is well placed for access to local amenities, with shops and everyday conveniences nearby. Havant town centre is within easy reach and offers a wider selection of shops, cafés, restaurants and services. Havant also benefits from a railway station providing connections towards Portsmouth, Southampton and London, while the surrounding area is served by local bus routes. The nearby south coast also provides access to a variety of beaches, coastal walks and leisure facilities.

Overall, this property offers a well-proportioned one-bedroom apartment in a convenient Havant location, with a spacious open-plan kitchen, living and dining area, separate double bedroom and practical bathroom accommodation.

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

KITCHEN / LIVING / DINING ROOM
22'10" x 17'10" (6.97 x 5.46)

BEDROOM
15'5" x 9'8" (4.70 x 2.95)

BATHROOM
7'1" x 6'2" (2.16 x 1.88)

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 A
Havant Borough Council: BAND A

LEASEHOLD FURTHER INFORMATION
Lease Length: 114 Years Ground Rent: £150.00 Service Charge: £1,300.00
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

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
Leasehold









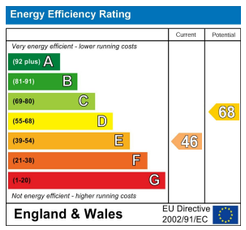












Scan here to see all our properties for sale and rent

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