

Offers In Excess Of £275,000

Flexford Gardens, Havant PO9 2LQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ MID-TERRACE
- ❖ IDEAL FIRST TIME BUY
- ❖ CHAIN FREE
- ❖ PRIVATE GARDEN
- ❖ LARGE LOUNGE
- ❖ UPSTAIRS BATHROOM
- ❖ WEST LEIGH
- ❖ FRONT GARDEN
- ❖ CALL TO VIEW

Tucked away in Flexford Gardens, this mid-terrace home offers a great opportunity for buyers looking to settle into the ever-popular West Leigh area. Built in the early 1960s, the property has a practical layout and plenty of scope to make it your own.

The ground floor provides a comfortable reception room with enough space for both relaxing and dining, whether that's quiet evenings in or having friends round. Upstairs, there are three bedrooms – ideal for a young family, guests, or anyone needing a dedicated workspace from home. The bathroom is well positioned to serve all three rooms.

One of the real advantages here is that the

property is being sold chain-free, helping to keep the buying process as straightforward as possible.

West Leigh remains a firm favourite locally thanks to its strong community feel, respected schools and convenient access to shops and transport links. With Havant town centre and the train station within easy reach, it's a location that balances day-to-day convenience with a quieter residential setting.

For anyone looking to take their first step onto the property ladder — or simply secure a home in a sought-after area — this is a solid choice with plenty of potential. Early viewing is recommended.

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





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PROPERTY INFORMATION

LOUNGE

17'9" x 15'3" (5.43 x 4.67)

DINING ROOM

10'0" x 8'6" (3.07 x 2.60)

KITCHEN

8'9" x 8'5" (2.68 x 2.57)

BEDROOM

12'7" x 11'8" (3.84 x 3.56)

BEDROOM

11'9" x 10'7" (3.59 x 3.23)

BEDROOM

8'10" x 7'10" (2.70 x 2.39)

BATHROOM

7'4" x 5'6" (2.24 x 1.70)

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 B

Havant Borough Council: BAND B

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



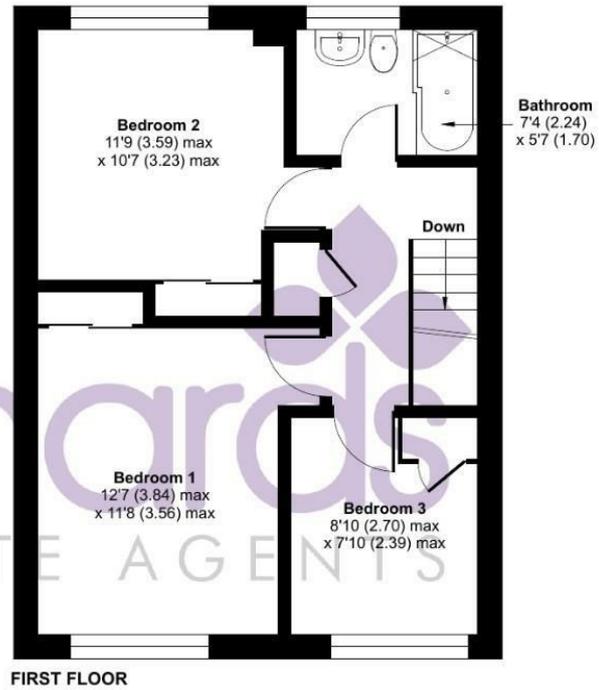
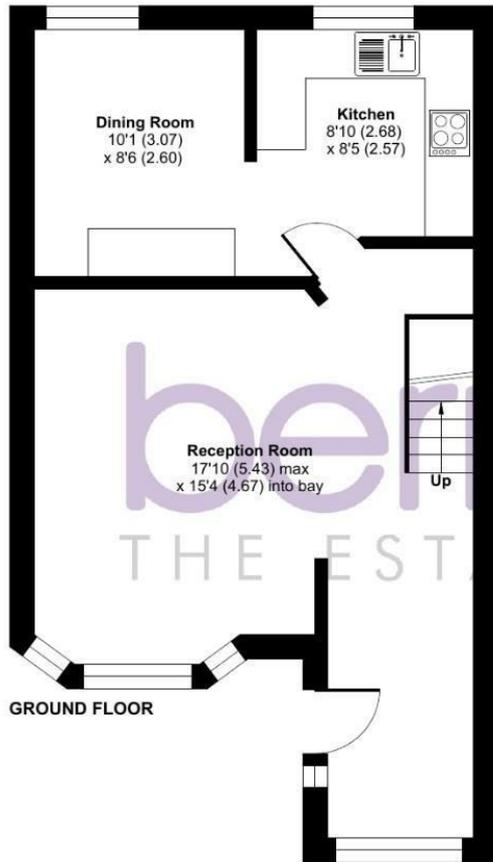
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	84
England & Wales		EU Directive 2002/91/EC	



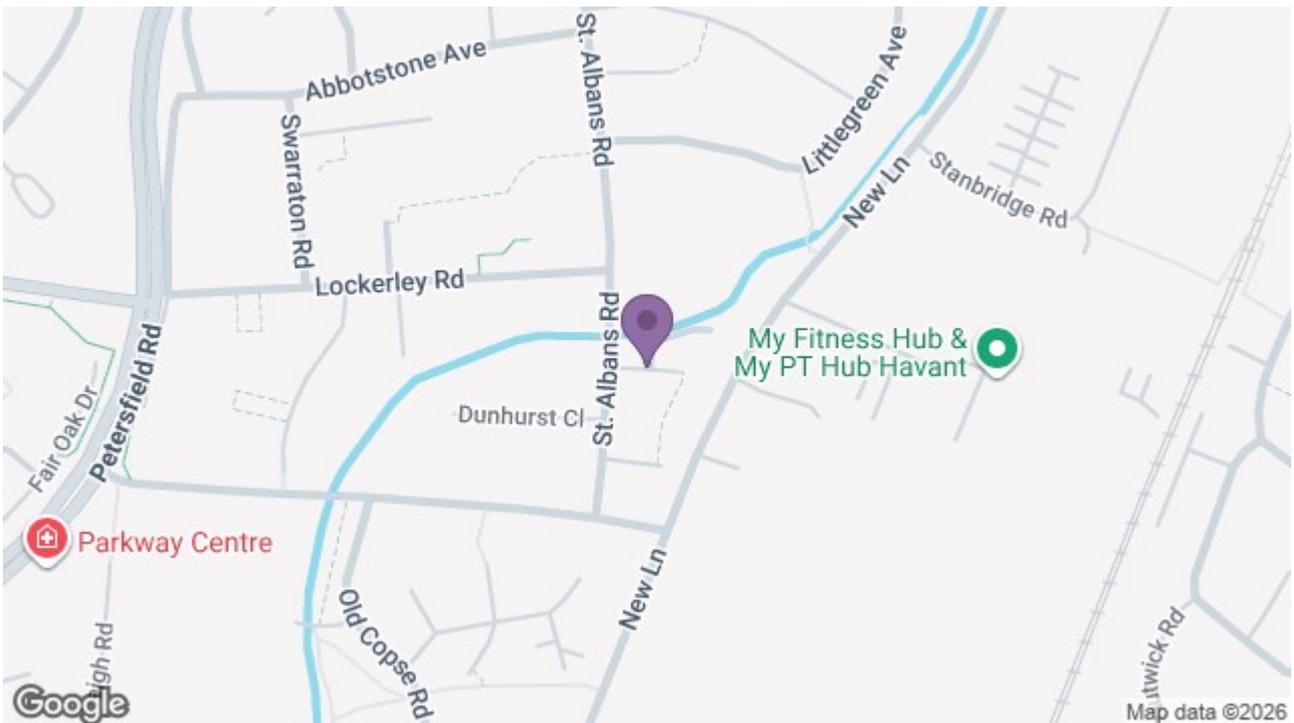
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Approximate Area = 937 sq ft / 87 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1385368



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