

FOR SALE

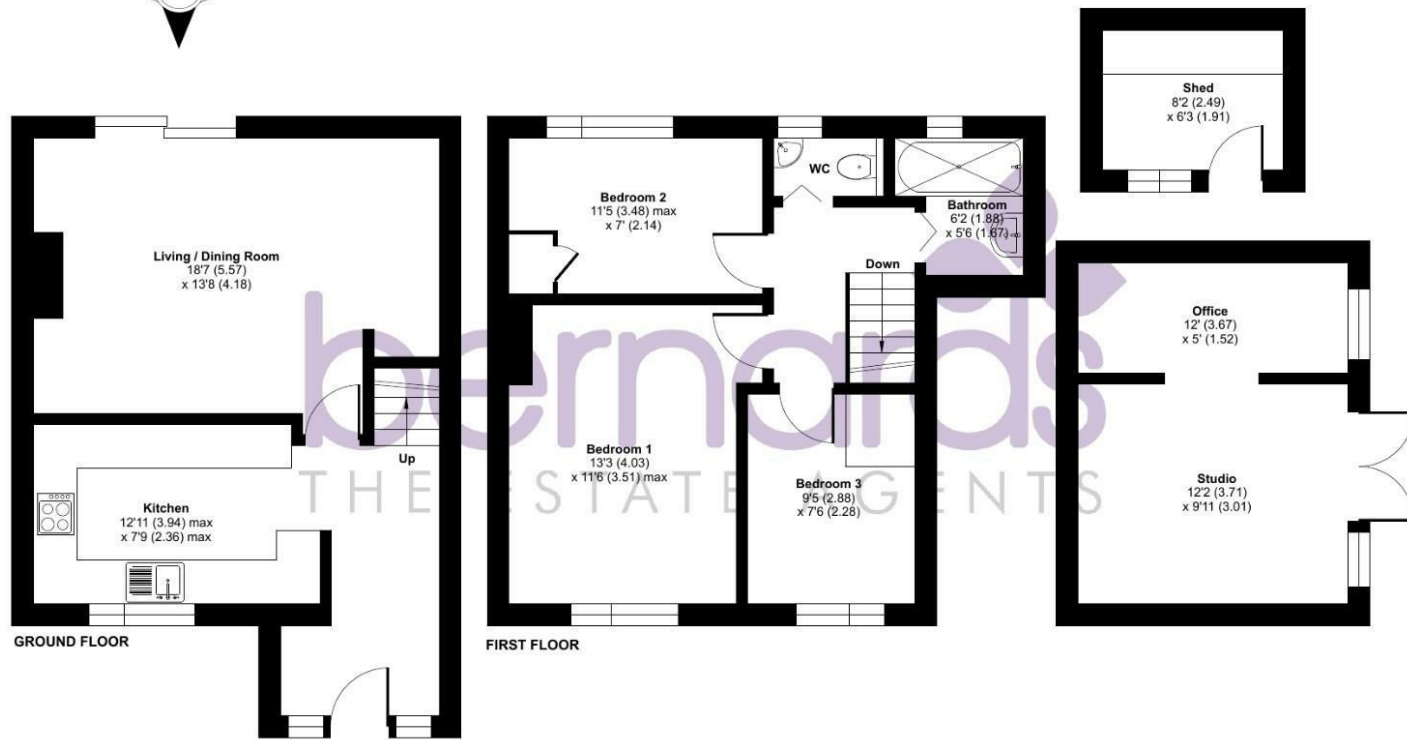
Offers In Excess Of £270,000

Redlynch Close, Havant PO9 2LN

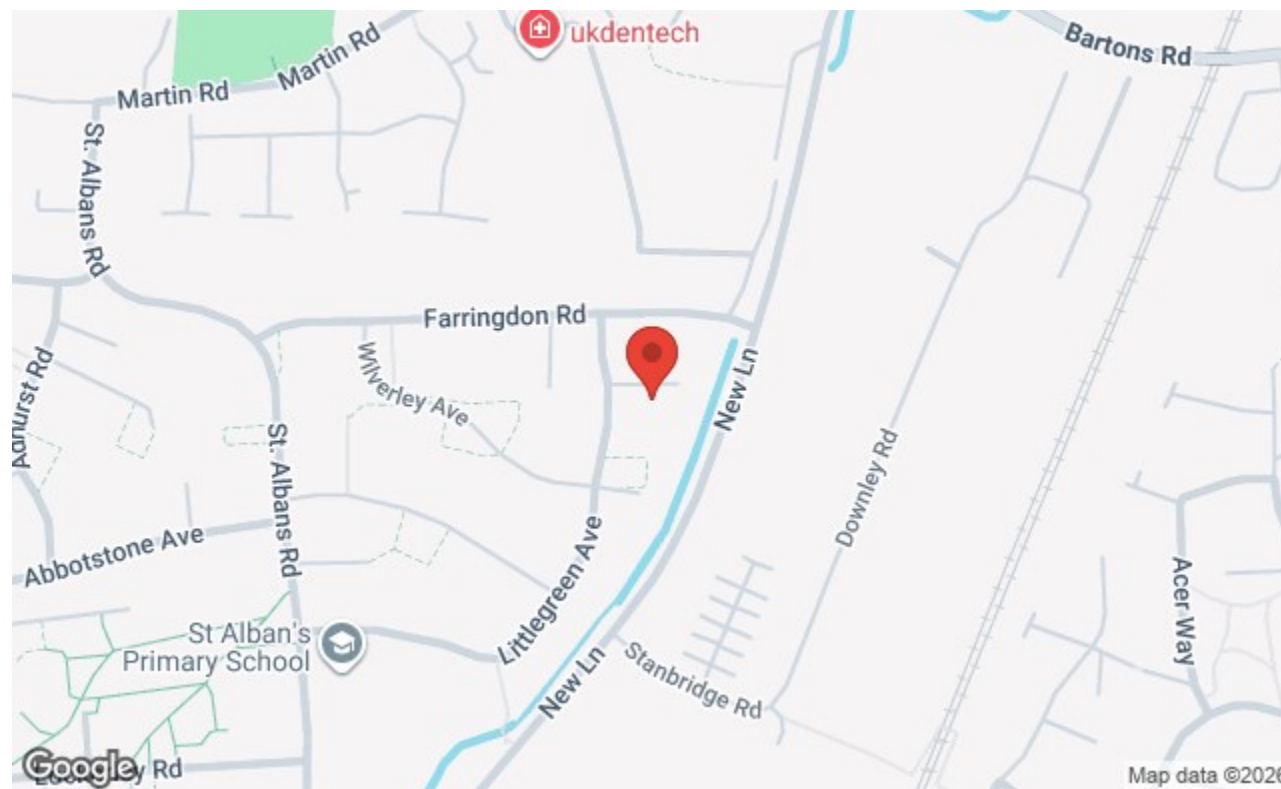
bernards THE ESTATE AGENTS

Redlynch Close, Havant, PO9

Approximate Area = 832 sq ft / 77.2 sq m
Outbuilding = 238 sq ft / 22.1 sq m
Total = 1070 sq ft / 99.3 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1432179



3 bedrooms, 1 bathroom, 1 living area

HIGHLIGHTS

- ❖ MID-TERRACED
- ❖ DRIVEWAY TO THE FRONT
- ❖ THREE BEDROOMS
- ❖ OUTBUILDING
- ❖ BRICK BUILT SHED
- ❖ SIDE ACCESS
- ❖ SOUTH FACING GARDEN
- ❖ GREAT FIRST TIME BUYER HOME
- ❖ IDEAL INVESTMENT
- ❖ CALL NOW TO VIEW

Nestled in the tranquil cul-de-sac of Redlynch Close, Havant, this charming mid-terrace house offers a delightful blend of comfort and modern living. Upon entering through the welcoming porch, you are greeted by a spacious entrance hallway that leads to a well-appointed kitchen on the left. This home has been thoughtfully renovated approximately five to six years ago, ensuring that the boiler remains under warranty for added peace of mind.

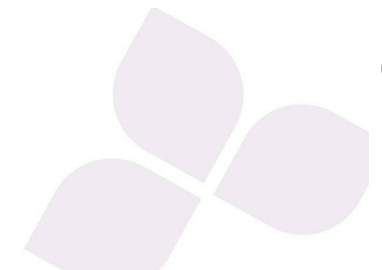
The heart of the home is the inviting lounge/diner, which features doors that open directly onto the garden, creating a seamless connection between indoor and outdoor spaces. This area is perfect for both relaxation and entertaining, providing a warm atmosphere for family gatherings.

Upstairs, you will find three generously sized bedrooms, each offering ample space for personalisation and comfort. The bathroom is conveniently separate from the W.C., enhancing functionality for busy mornings.

The outdoor space is equally impressive, featuring a well-maintained garden that includes a brick-built shed, a tranquil pond, and an outbuilding currently utilised as a studio with an office space. This versatile area can serve as a creative retreat or a productive workspace, catering to various lifestyle needs.

With its prime location, modern amenities, and charming features, this property is an ideal choice for families or professionals seeking a peaceful yet convenient living environment. Don't miss the opportunity to make this lovely house your new home.

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

ENTRANCE HALLWAY

KITCHEN
12'11" x 7'8" (3.94 x 2.36)

LIVING/DINING ROOM
18'3" x 13'8" (5.57 x 4.18)

BEDROOM ONE
13'2" x 11'6" (4.03 x 3.51)

BEDROOM TWO
11'5" x 7'0" (3.48 x 2.14)

BEDROOM THREE
9'5" x 7'5" (2.88 x 2.28)

STUDIO
12'2" x 9'10" (3.71 x 3.01)

OFFICE
12'0" x 4'11" (3.67 x 1.52)

BRICKBUILT SHED
8'2" x 6'3" (2.49 x 1.91)

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 B

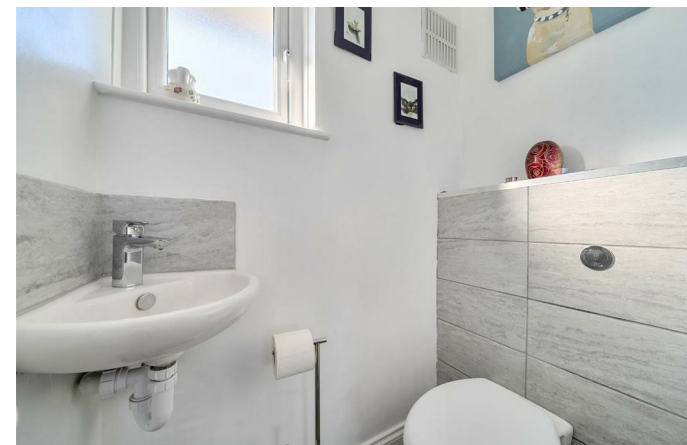
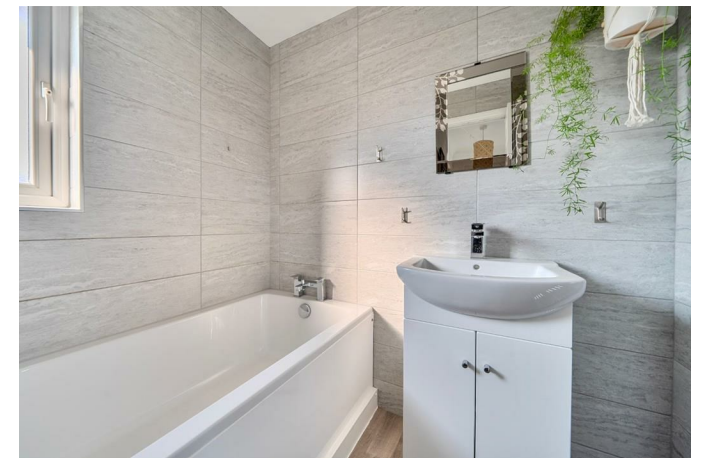
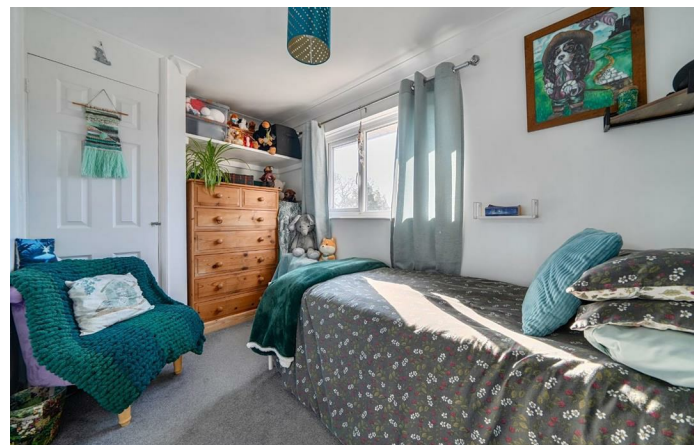
MORTGAGE & PROTECTION

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!

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.



Energy Efficiency Rating	
Current	Potential
	86
	71

Very energy efficient - lower running costs
(12 kWh) 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

EU Directive 2002/91/EC
England & Wales



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