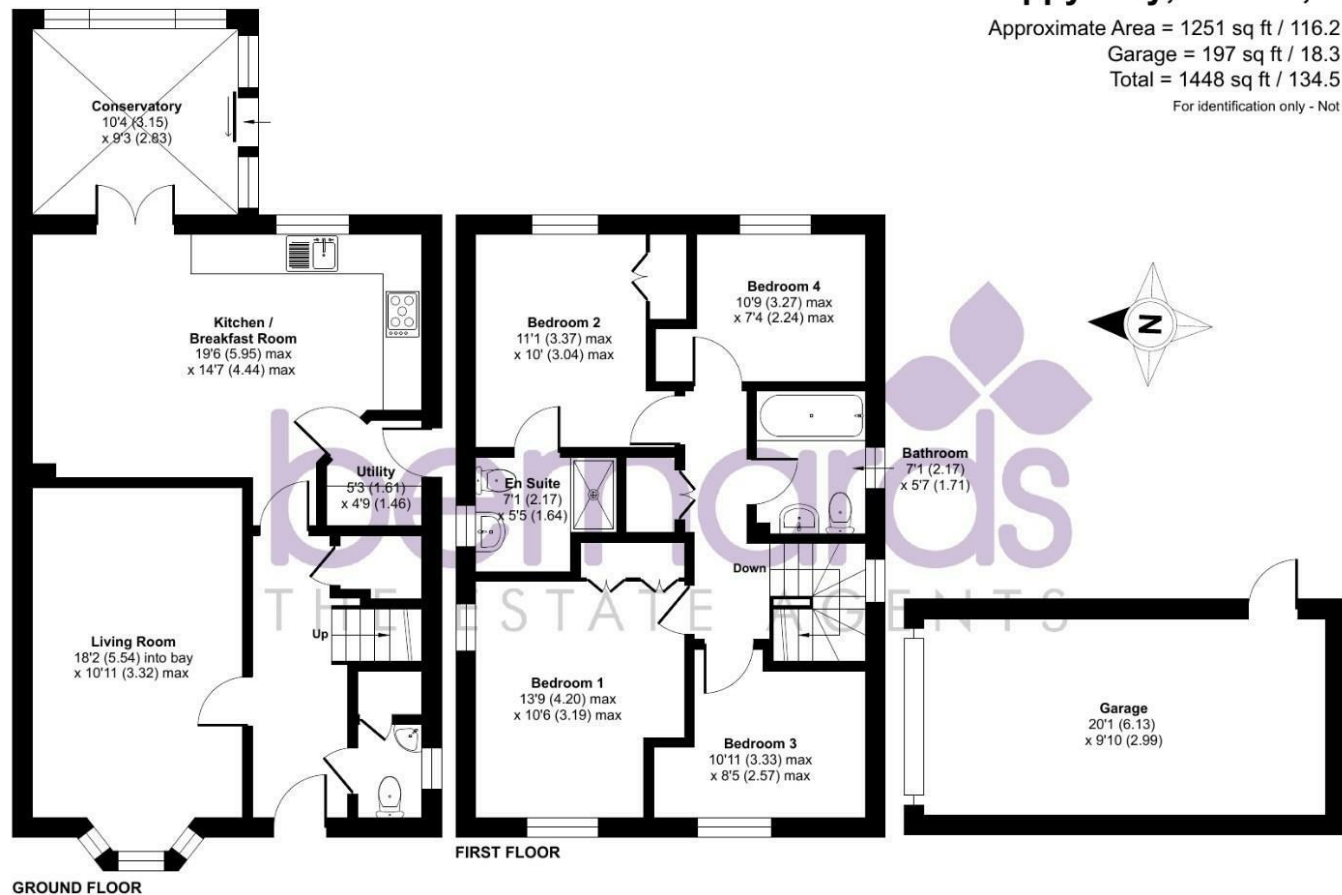


Poppy Way, Havant, PO9

Approximate Area = 1251 sq ft / 116.2 sq m
 Garage = 197 sq ft / 18.3 sq m
 Total = 1448 sq ft / 134.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1425795



Offers In Excess Of £500,000

Poppy Way, Havant PO9 2FX



HIGHLIGHTS

- ❖ DETACHED
- ❖ FOUR BEDROOMS
- ❖ EN-SUITE
- ❖ FAMILY BATHROOM
- ❖ KITCHEN/DINER
- ❖ UTILITY ROOM
- ❖ GARAGE + PARKING
- ❖ SEPERATE LOUNGE
- ❖ WEST FACING GARDEN
- ❖ THIS IS A GREAT SIZE FAMILY HOME

Nestled in the charming area of Poppy Way, Havant, this delightful detached house offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms and two bathrooms, this property is ideal for families seeking space and convenience.

Upon entering, you are greeted by a spacious hallway that sets the tone for the rest of the home. To the right, you will find a convenient downstairs W.C., while to the left, the inviting lounge boasts a lovely bay window, allowing natural light to flood the room. Further along the hallway, a generous cupboard provides ample storage, ensuring a clutter-free environment.

The heart of the home is undoubtedly the kitchen/breakfast room, which is a fantastic space for both cooking and dining. This area seamlessly connects to a conservatory, perfect for enjoying the garden views. The utility room, located just off the kitchen, offers additional practicality with a door leading to the side of the house.

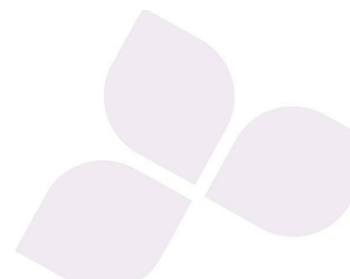
The west-facing private rear garden is a true gem, laid to lawn and providing a wonderful outdoor space for relaxation and play. With parking available for three vehicles, including a garage, convenience is at your fingertips.

Upstairs, the property continues to impress with four bedrooms, two of which feature fitted wardrobes. One of the bedrooms benefits from an en-suite, adding a touch of luxury to daily living. Completing the upper floor is a well-appointed family bathroom.

Warblington is a great location, with easy access to motorway links, train stations, schools, shops and local towns.

This property on Poppy Way is not just a house; it is a home that offers comfort, space, and a welcoming atmosphere. With its excellent location and thoughtful design, it is a must-see for anyone looking to settle in Havant.

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

W.C

UTILITY ROOM

5'3" x 4'9" (1.61 x 1.46)

LIVING ROOM

18'2" x 10'10" (5.54 x 3.32)

KITCHEN/BREAKFAST ROOM

19'6" x 14'6" (5.95 x 4.44)

CONSERVATORY

10'4" x 9'3" (3.15 x 2.83)

BEDROOM ONE

13'9" x 10'5" (4.20 x 3.19)

BEDROOM TWO

11'0" x 9'11" (3.37 x 3.04)

BEDROOM THREE

10'11" x 8'5" (3.33 x 2.57)

BEDROOM FOUR

10'8" x 7'4" (3.27 x 2.24)

BATHROOM

7'1" x 5'7" (2.17 x 1.71)

GARAGE

20'1" x 9'9" (6.13 x 2.99)

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

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!

HAVANT COUNCIL TAX BAND

Havant Borough Council: BAND E

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.

ESTATE SERVICE CHARGE

Service Charge: £357.78 per year

TENURE OF PROPERTY

Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		78	83
England & Wales			



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