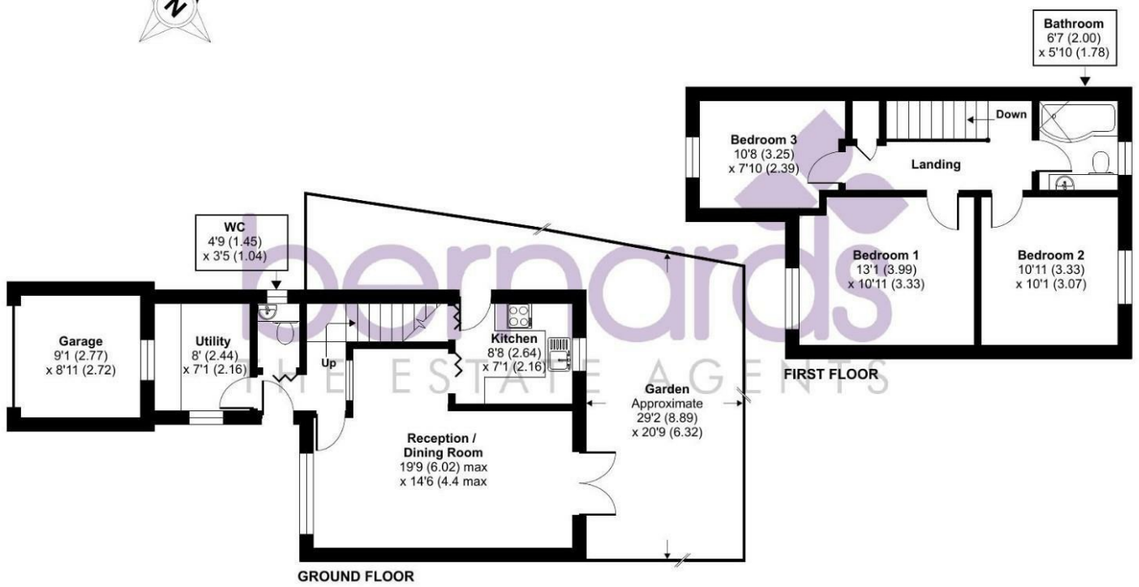
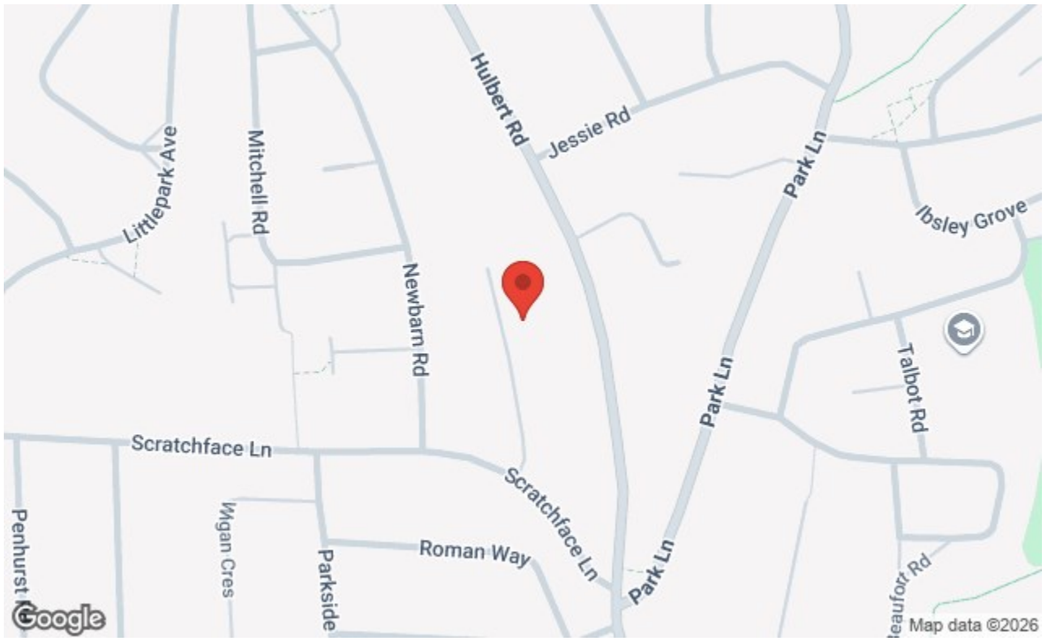
## Matthews Close, Havant, PO9

Approximate Area = 922 sq ft / 85.6 sq m
Garage = 80 sq ft / 7.4 sq m
Total = 1002 sq ft / 93 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: 1508813




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

FOR SALE

# Offers In Excess Of £325,000

Matthews Close, Havant PO9 3NJ

bernards THE ESTATE AGENTS




3 1 1

## HIGHLIGHTS

- THREE BEDROOM HOME
- SEMI-DETACHED
- DRIVEWAY PARKING
- GOOD-SIZED REAR GARDEN
- SPACIOUS RECEPTION / DINING ROOM
- GARAGE
- UTILITY ROOM
- DOWNSTAIRS WC
- POPULAR RESIDENTIAL LOCATION
- A MUST VIEW!

** SEMI DETACHED FAMILY HOME **

We are pleased to welcome to market this well-presented three-bedroom semi-detached home situated in a popular residential location in Bedhampton. Offering spacious and versatile accommodation, driveway parking for approximately three vehicles, a separate garage and a good-sized rear garden.

The property would make an excellent family home and offers a practical layout throughout. On entering, there is a useful entrance area leading to a utility room and downstairs WC, before opening into the main living accommodation.

The spacious reception and dining room provides an excellent central area for both relaxing and entertaining, with plenty of natural light and views towards the garden. The kitchen is conveniently positioned off the dining area and provides a practical and well-connected space for everyday family living.

To the rear, the garden provides a good outdoor space for entertaining, children to play or simply relaxing during the warmer months.

Upstairs, there are three well-proportioned bedrooms, providing flexibility for family living, guests or working from home. The first floor is completed by a family bathroom and landing.

There is potential for a rear and side extension subject to planning permission, similar to neighbouring properties nearby.

Matthews Close is situated close to Havant, a well-connected town conveniently positioned between Portsmouth and Chichester. Havant offers a range of shops, cafés, restaurants, leisure facilities and everyday amenities, while the surrounding area provides excellent opportunities for outdoor activities and days out.

The town is particularly well positioned for commuters, with easy access to the A27 and A3(M), providing convenient road links towards Portsmouth, Chichester and the wider South Coast. Havant railway station also provides regular rail services, including connections towards Portsmouth and London.

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

# PROPERTY INFORMATION

**RECEPTION / DINING ROOM**
19'9" x 14'6" (6.02m x 4.42m)

**KITCHEN**
8'7" x 7'1" (2.64m x 2.16m)

**UTILITY ROOM**
8'0" x 7'1" (2.44m x 2.16m)

**WC**
4'9" x 3'4" (1.45m x 1.04m)

**BEDROOM 1**
13'1" x 10'11" (3.99m x 3.33m)

**BEDROOM 2**
10'11" x 10'0" (3.33m x 3.07m)

**BEDROOM 3**
10'7" x 7'10" (3.25m x 2.39m)

**BATHROOM**
6'6" x 5'10" (2m x 1.78m)

**GARAGE**
9'1" x 8'11" (2.77m x 2.72m)

**GARDEN**
29'1" x 20'8" (8.89m x 6.32m)

**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 C**
Havant Borough Council: BAND C

**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.

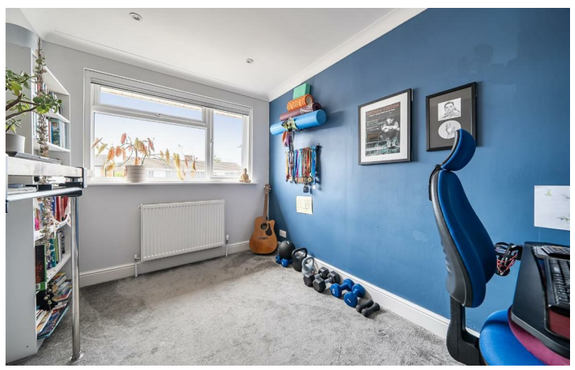
**SOLICITOR QUOTES**
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems 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







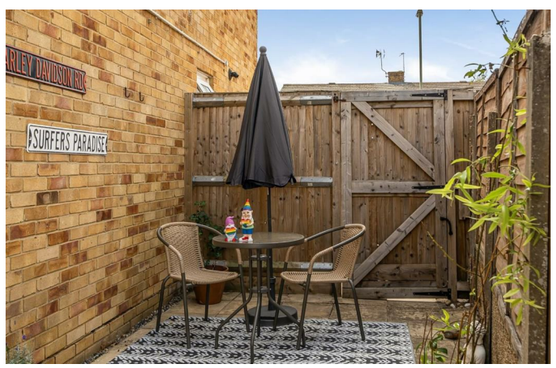


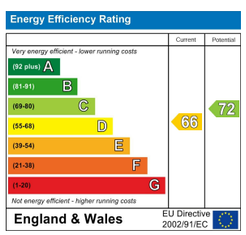











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