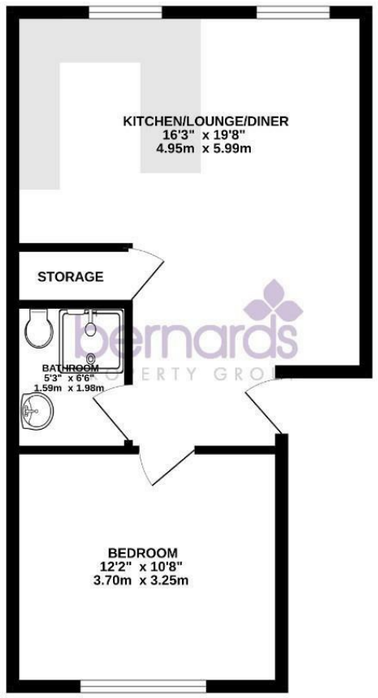
1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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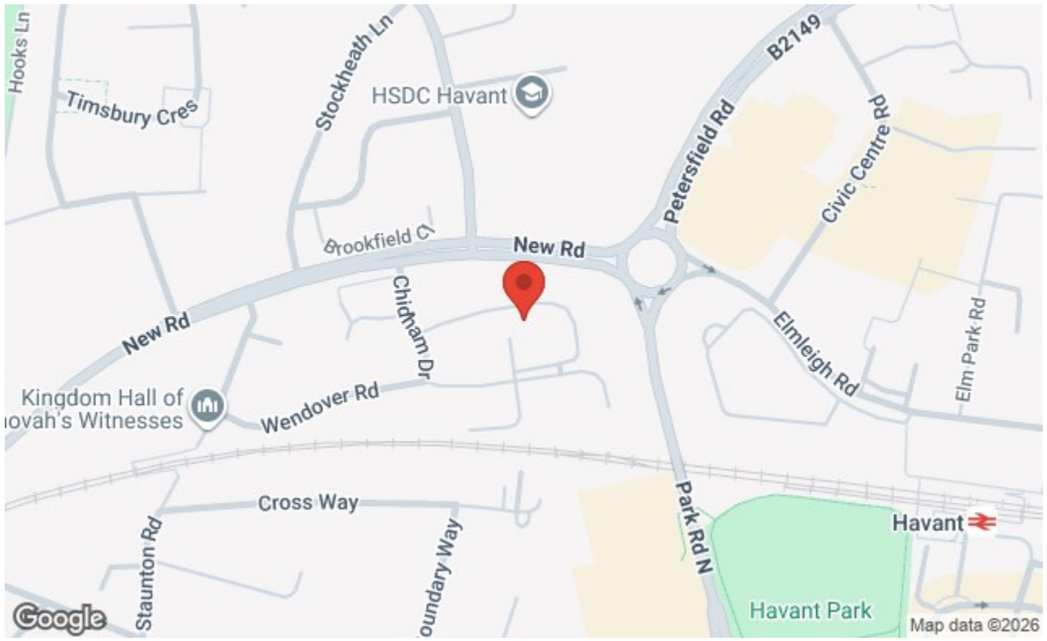


1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

Asking Price £160,000

Chidham Close, Havant PO9 1DR

bernards
THE ESTATE AGENTS

1 | 1 | 1

HIGHLIGHTS

- ONE BEDROOM
- FIRST FLOOR APARTMENT
- RENOVATED AND MODERNISED
- MODERN FITTED KITCHEN
- INTEGRATED APPLIANCES
- OPEN PLAN LIVING
- 160 YEAR LEASE
- ALLOCATED PARKING
- CLOSE TO AMENITIES
- A MUST VIEW

Newly renovated and modernised, this first-floor flat presents an excellent opportunity for first-time buyers and investors alike.

Upon entering, you are welcomed by a light and airy open-plan living area, which is perfect for entertaining guests or simply enjoying a quiet evening at home. The modern fitted kitchen is a highlight, featuring integrated appliances, ample cupboard space, and a breakfast bar that adds a touch of convenience to your daily routine.

The generous double bedroom offers a comfortable retreat, while the stylish shower room is equipped with a fitted shower, basin, and WC, ensuring all your needs are met.

Externally, the property benefits from allocated parking, providing ease and security for residents. Its prime location offers convenient access to Havant train station, local schools, colleges, and a variety of shops, making it an ideal choice for those seeking a vibrant community atmosphere.

This flat is a true gem, combining modern living with practicality in a sought-after area. Don't miss the chance to make this delightful property your new home.

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

PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
16'2" x 19'7" (4.95 x 5.99)

BEDROOM
12'1" x 10'7" (3.70 x 3.25)

BATHROOM
5'2" x 6'5" (1.59 x 1.98)

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 A

LEASEHOLD FURTHER INFORMATION
Lease Length: 160 Years Ground Rent: Peppercorn Rent Service Charge: None

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.

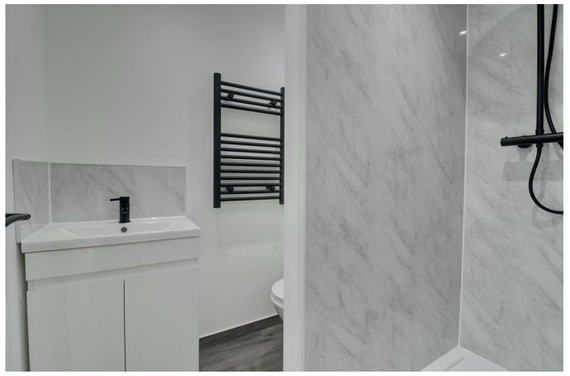
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

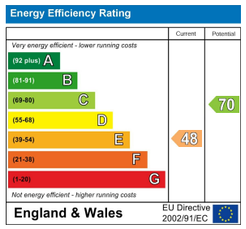
OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank 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 OF PROPERTY
Leasehold





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