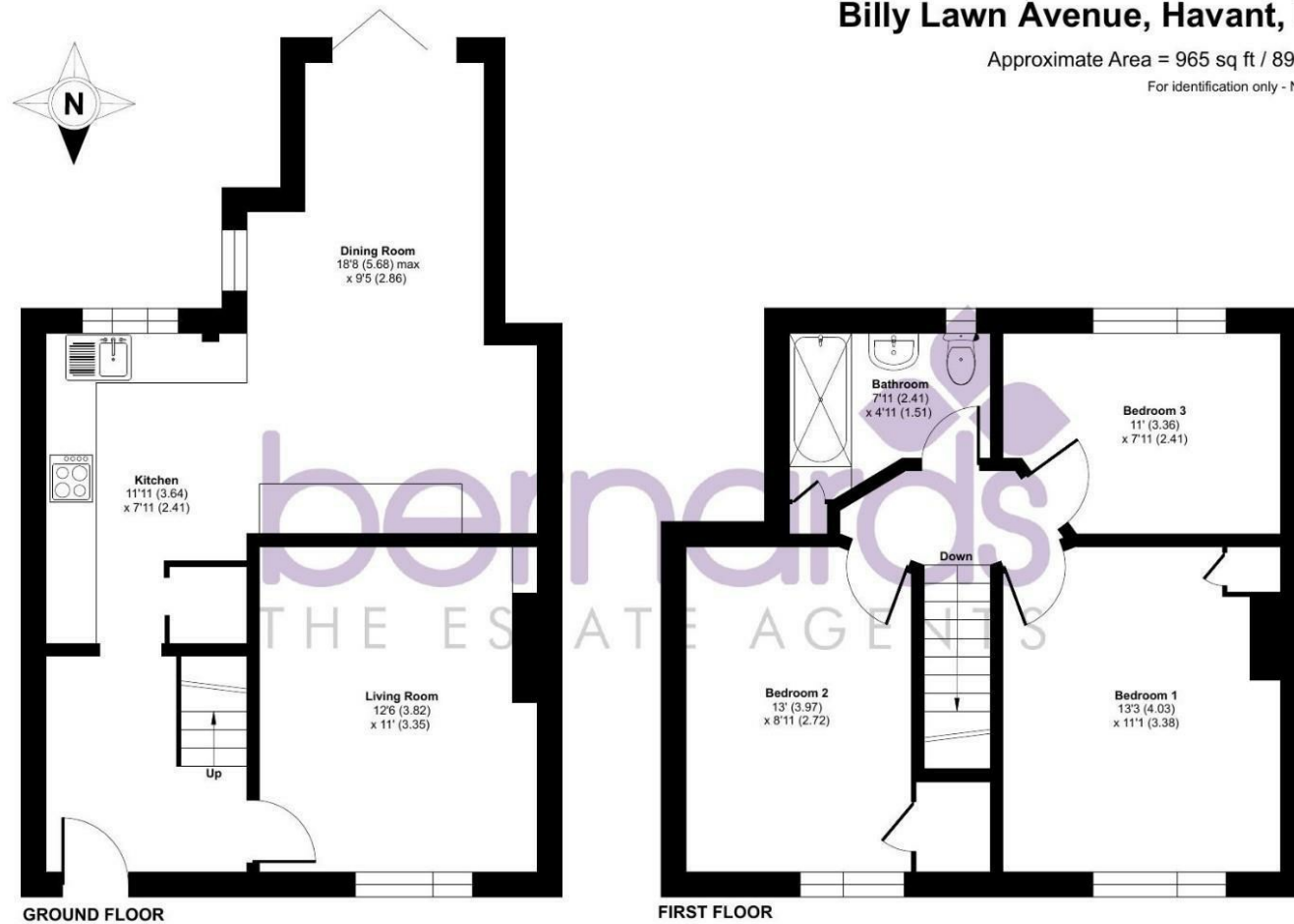


Billy Lawn Avenue, Havant, PO9

Approximate Area = 965 sq ft / 89.6 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1523161



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



Offers In Excess Of £300,000

Billy Lawn Avenue, Havant PO9 5HL

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THE ESTATE AGENTS



HIGHLIGHTS

- Three Bedrooms
- Terraced House
- Driveway
- Rear Extension
- Two Reception Rooms
- Exteneral Storage
- Modernised & Renovated
- 965 Sq Ft
- Close To Schools & Shops
- A Must View!

This delightful mid-terrace house has been thoughtfully modernised and renovated by its current owners, making it an ideal family home. Spanning an 965 square feet, the property boasts two spacious reception rooms and three well-proportioned bedrooms, ensuring ample space for comfortable living.

Upon entering, you are greeted by a welcoming hallway that leads to all ground floor rooms. The living room is bathed in natural light, providing a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The open-plan kitchen and dining area is a standout feature, designed for modern living and social gatherings. The contemporary kitchen is equipped with generous cupboard space and ample storage for white goods, making it both functional and stylish. Bi-folding patio doors open up to a sun-trap garden, seamlessly blending indoor and outdoor spaces.

The first floor presents three double bedrooms, with the master bedroom benefiting from a modern fitted wardrobe, offering both convenience and style. The

family bathroom is well-appointed, featuring a fitted bath with an overhead shower, a basin, and a WC, catering to the needs of the household.

Externally, the property offers a driveway with parking for two vehicles, a valuable asset in this area. The easy-to-maintain garden is perfect for outdoor enjoyment, featuring a decking area that is ideal for barbecues during the warmer months, along with a large garden shed for additional storage. Side access to the garden enhances convenience.

This property is a superb opportunity for families seeking a modern, comfortable home in a desirable location. With its blend of contemporary features and practical living spaces, it is sure to appeal to a wide range of buyers.

Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM
12'6" x 10'11" (3.82m x 3.35m)

DINING ROOM
18'7" x 9'4" (5.68m x 2.86m)

KITCHEN
11'11" x 7'10" (3.64m x 2.41m)

BEDROOM ONE
13'2" x 11'1" (4.03m x 3.38m)

BEDROOM TWO
13'0" x 8'11" (3.97m x 2.72m)

BEDROOM THREE
11'0" x 7'10" (3.36m x 2.41m)

BATHROOM
7'10" x 4'11" (2.41m x 1.51m)

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!

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		
EU Directive 2002/91/EC		
England & Wales		



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