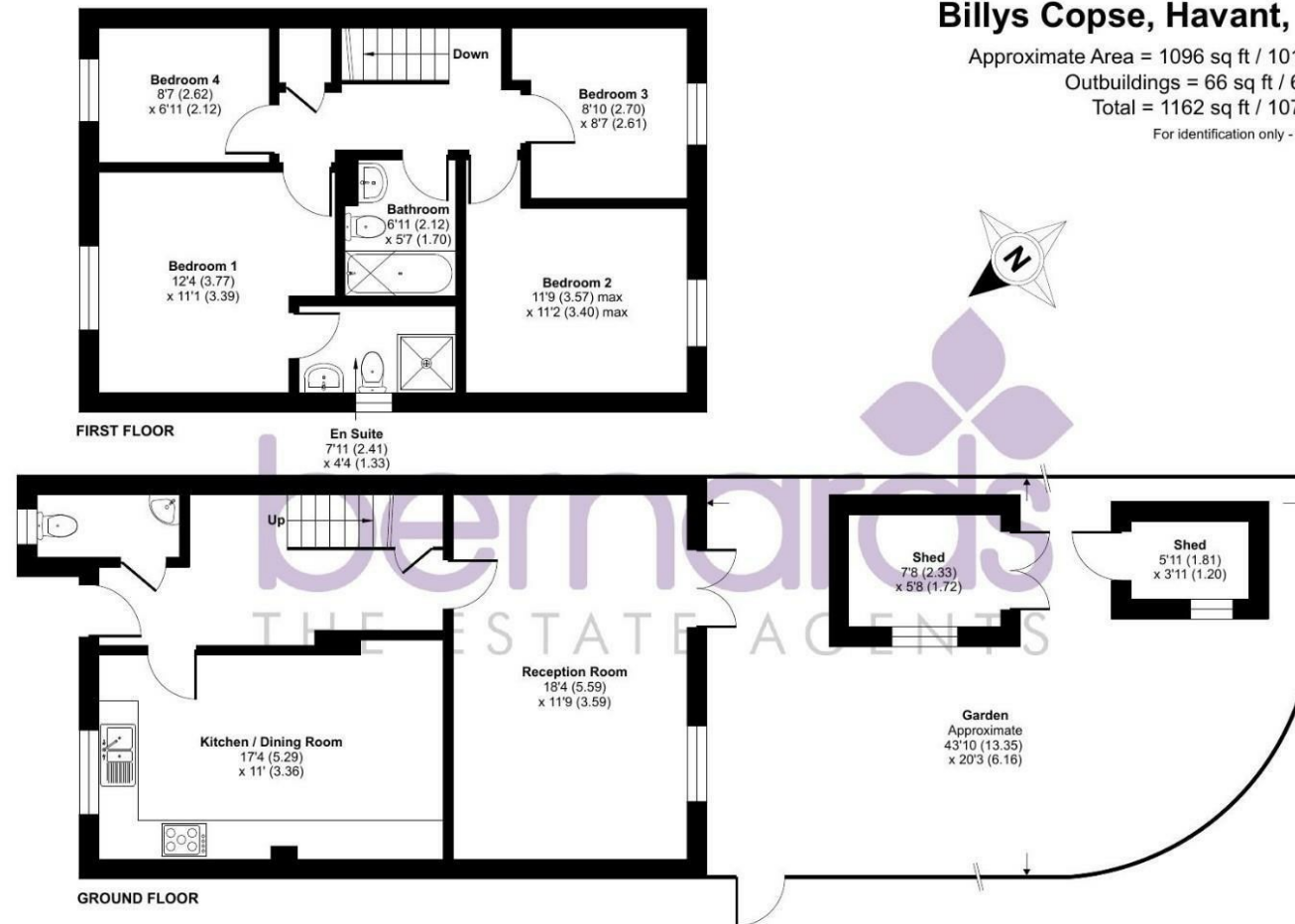
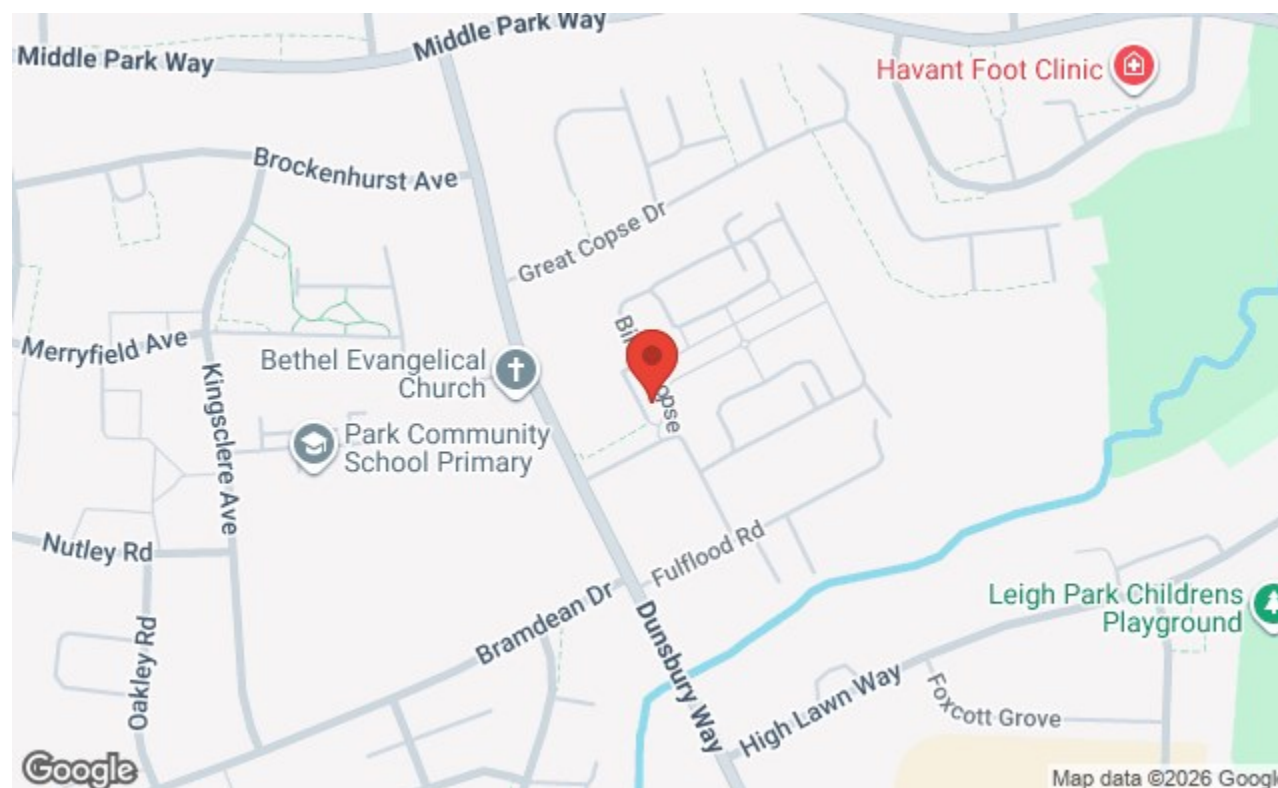


## Billys Copse, Havant, PO9

Approximate Area = 1096 sq ft / 101.8 sq m  
Outbuildings = 66 sq ft / 6.1 sq m  
Total = 1162 sq ft / 107.9 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). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1501540



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



Offers In Excess Of £325,000

Billys Copse, Havant PO9 5DF

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- SEMI DETACHED
- FOUR BEDROOM
- KITCHEN/ DINING ROOM
- RECEPTION ROOM
- DOWNSTAIRS WC
- BATHROOM
- EN SUITE
- GENEROUS GARDEN
- OFF ROAD PARKING
- A MUST VIEW

Situated in Billys Copse, Havant, this appealing four-bedroom home offers an excellent opportunity for first-time buyers, growing families and those seeking a property with generous living space both indoors and out. Offering approximately 1,096 sq ft of accommodation, the property combines well-proportioned living areas with four bedrooms, useful modern facilities, a generous rear garden and allocated parking.

The accommodation is arranged over two floors and provides a practical and versatile layout. The ground floor features a welcoming reception room, a well-sized kitchen/dining room and the added convenience of a downstairs WC.

Upstairs, there are four bedrooms, including a main bedroom with its own en-suite shower room, together with a family bathroom. This arrangement provides an excellent level of space and practicality for modern family life.

Externally, the property benefits from a generous rear garden, offering a versatile outdoor space ideal for entertaining, relaxing or for children to enjoy. The allocated parking further enhances the property's practicality, while the combination of four bedrooms, good-sized living accommodation and a substantial garden makes this an appealing home for those looking to take their next step on the property ladder.

Call today to arrange a viewing

02392 482147

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**KITCHEN/DINING ROOM**  
17'4" x 11'0" (5.29 x 3.36)

**RECEPTION ROOM**  
18'4" x 11'9" (5.59 x 3.59)

**EN SUITE**  
7'10" x 4'4" (2.41 x 1.33)

**BATHROOM**  
6'11" x 5'6" (2.12 x 1.70)

**BEDROOM ONE**  
12'4" x 11'1" (3.77 x 3.39)

**BEDROOM TWO**  
11'8" x 11'1" (3.57 x 3.40)

**BEDROOM THREE**  
8'10" x 8'6" (2.70 x 2.61)

**BEDROOM FOUR**  
8'7" x 6'11" (2.62 x 2.12)

**SHED**  
7'7" x 5'7" (2.33 x 1.72)

**SHED**  
5'11" x 3'11" (1.81 x 1.20)

## 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 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

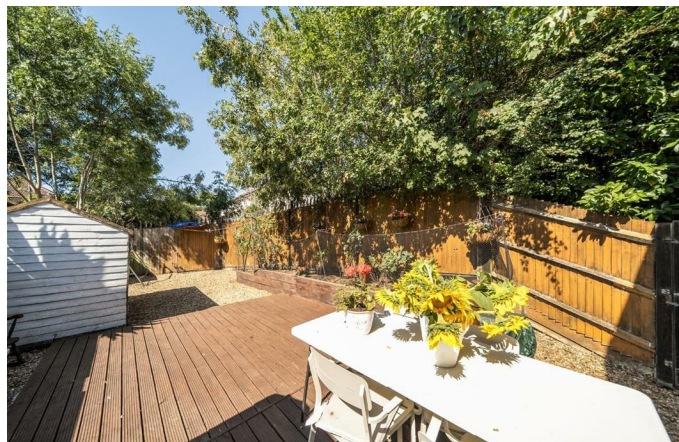
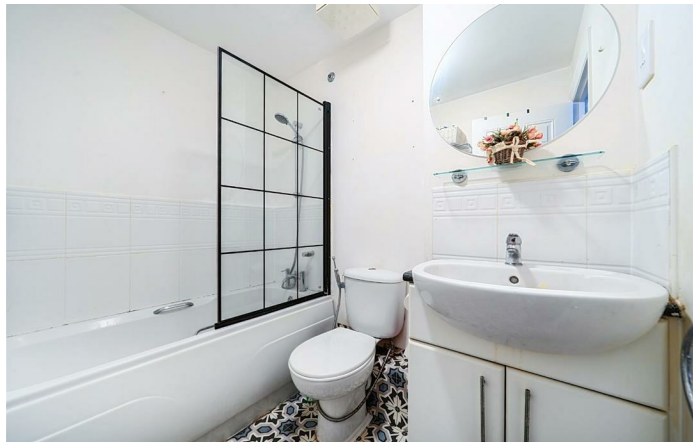
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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 OF PROPERTY

Freehold



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 89        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 78      |           |
| (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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