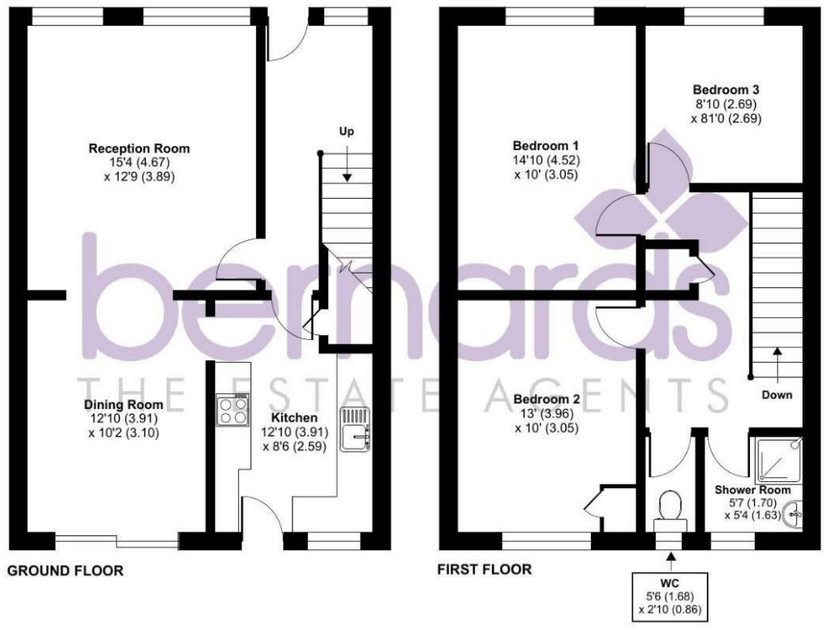
# Greywell Road, Havant, PO9

Approximate Area = 1094 sq ft / 101.6 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: 1516670




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

FOR SALE

## Offers In Excess Of £150,000

Greywell Road, Havant PO9 5AL

bernards THE ESTATE AGENTS



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## HIGHLIGHTS

- DUPLEX MAISONETTE
- THREE BEDROOM
- RECEPTION ROOM
- DINING ROOM
- KITCHEN
- SHOWER ROOM
- WC ROOM
- FIRST TIME BUY
- CLOSE TO AMENITIES
- A MUST VIEW

A beautifully presented three-bedroom duplex maisonette offering modern, well-proportioned accommodation arranged over two floors. Finished to a contemporary standard throughout, the property provides a comfortable and practical home ideal for families, first-time buyers or investors.

The ground floor features a spacious reception room, providing an excellent main living and entertaining space, along with a separate dining room and a modern fitted kitchen. The versatile layout offers plenty of space for both everyday living and hosting guests.

Upstairs, the property benefits from three well-proportioned bedrooms, including two particularly generous rooms, together with a modern shower room and separate WC. The accommodation provides excellent flexibility for a growing family, home office or guest bedroom.

Ideally positioned in a central and convenient location, the property is within easy reach of a range of local amenities, shops, schools and transport links, making day-to-day living particularly convenient.

Overall, this is a modern and spacious three-bedroom maisonette offering well-balanced accommodation, a contemporary finish and a highly convenient location. Early viewing is highly recommended.

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

# PROPERTY INFORMATION

## 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:108 Years Ground Rent: £150pcm Service Charge: £120pcm
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

## KITCHEN
12'9" x 8'5" (3.91 x 2.59 )

## DINING ROOM
9'10",298'6" x 10'2" (3,91 x 3.10)

## RECEPTION ROOM
15'3" x 12'9" (4.67 x 3.89)

## BEDROOM ONE
14'9" x 10'0" (4.52 x 3.05)

## BEDROOM TWO
12'11" x 10'0" (3.96 x 3.05)

## BEDROOM THREE
8'9" x 8'9" (2.69 x 2.69)

## SHOWER ROOM
5'6" x 5'4" (1.70 x 1.63)

## WC
5'6" x 2'9" (1.68 x 0.86)









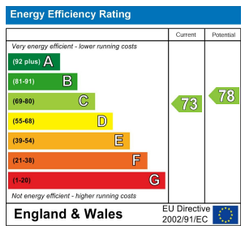













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Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk