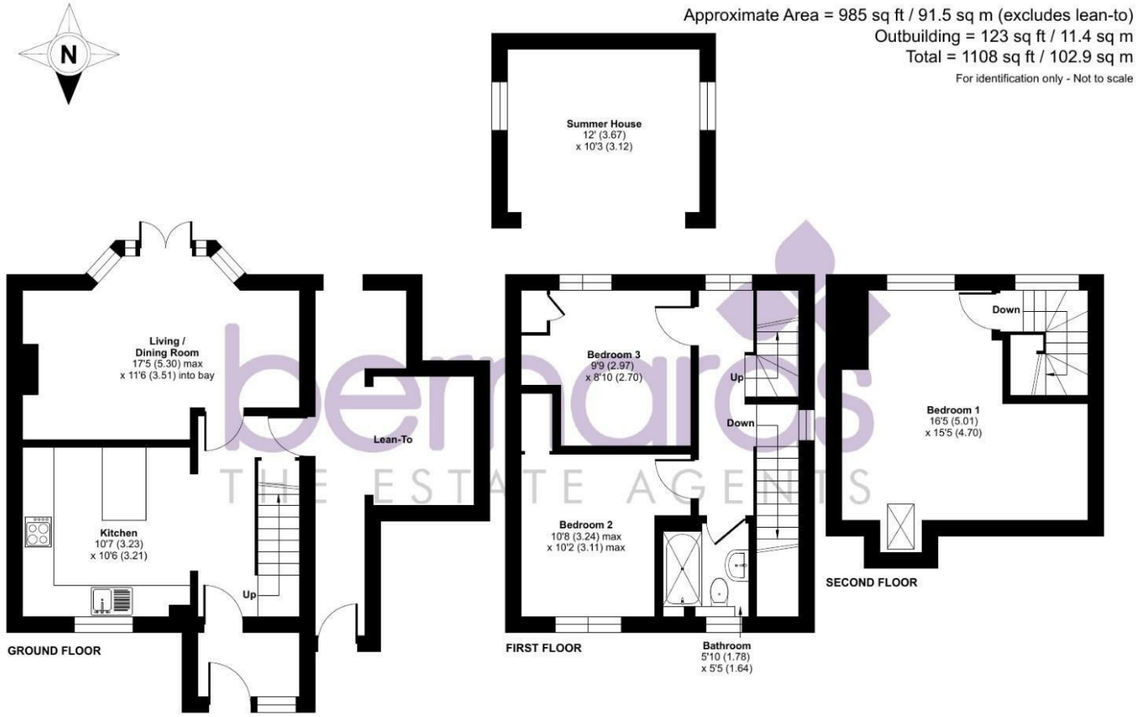
Farringdon Road, Havant, PO9

Approximate Area = 985 sq ft / 91.5 sq m (excludes lean-to)
Outbuilding = 123 sq ft / 11.4 sq m
Total = 1108 sq ft / 102.9 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1497170



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

FOR SALE

Offers In Excess Of £290,000

Farringdon Road, Havant PO9 2LR

bernards THE ESTATE AGENTS



3 1 1

HIGHLIGHTS

- END TERRACE
- THREE BEDROOM
- MODERN FITTED KITCHEN
- LIVING/DINING ROOM
- FAMILY BATHROOM
- SUMMER HOUSE
- GENEROUS GARDEN
- OFF ROAD PARKING
- FIRST TIME BUY
- A MUST VIEW

Situated in a popular residential location, this well-proportioned three-bedroom home offers over 1,100 sq ft of versatile accommodation, including a detached summer house, making it an excellent choice for families, first-time buyers or those looking for additional work-from-home space.

The ground floor is arranged around a welcoming entrance hall, leading into a modern fitted kitchen with ample worktop and cupboard space. To the rear of the property is a bright and spacious living/dining room, offering plenty of room for both relaxing and entertaining. Large bay doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor space. A useful lean-to provides additional storage and access to the garden.

On the first floor are two generous double bedrooms, a comfortable single bedroom, and a well-appointed family bathroom. The second floor has been converted to create a substantial principal bedroom, offering a peaceful retreat with plenty of space for wardrobes and additional furniture.

Outside, the rear garden provides a great space for families and entertaining, with the added benefit of a detached summer house. Ideal as a home office, gym, hobby room or garden retreat, it offers excellent flexibility for modern living.

This spacious and versatile home combines generous accommodation with practical outside space, all within easy reach of Havant town centre, local schools, transport links and everyday amenities. Early viewing is highly recommended.

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

PROPERTY INFORMATION

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

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

KITCHEN
10'7" x 10'6" (3.23 x 3.21)

LIVING/DINING ROOM
17'4" x 11'6" (5.30 x 3.51)

BEDROOM ONE
16'5" x 15'5" (5.01 x 4.70)

BEDROOM TWO
10'7" x 10'2" (3.24 x 3.11)

BEDROOM THREE
9'8" x 8'10" (2.97 x 2.70)

SUMMER HOUSE
12'0" x 10'2" (3.67 x 3.12)

BATHROOM
5'10" x 5'4" (1.78 x 1.64)









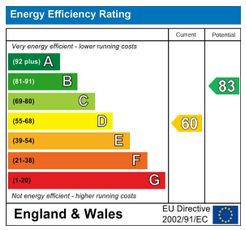












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