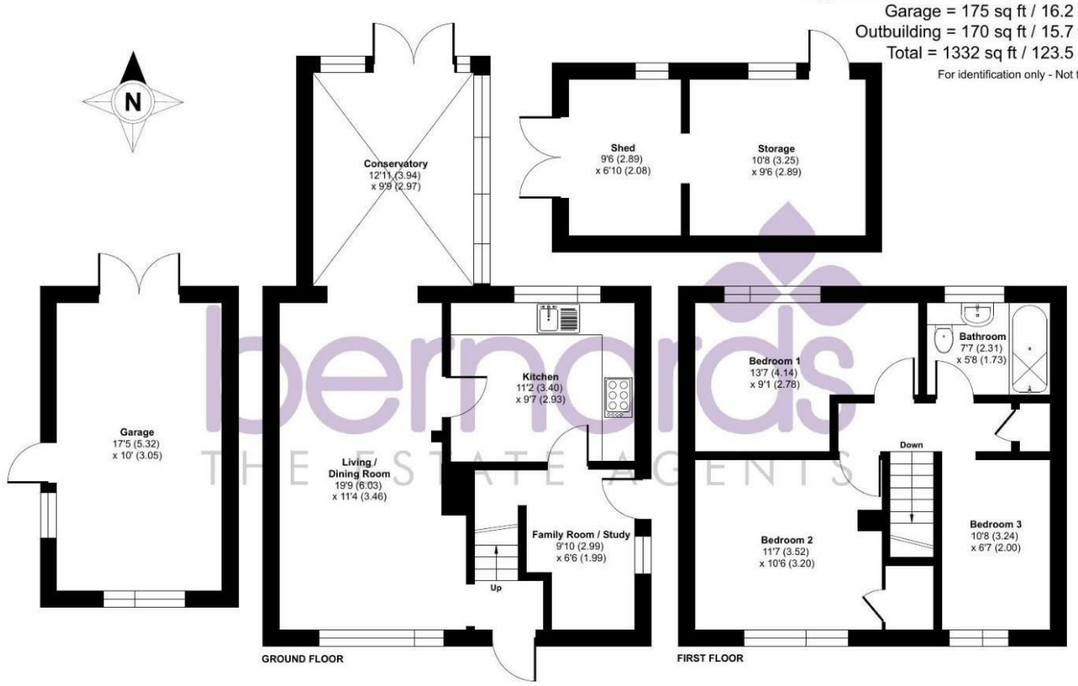
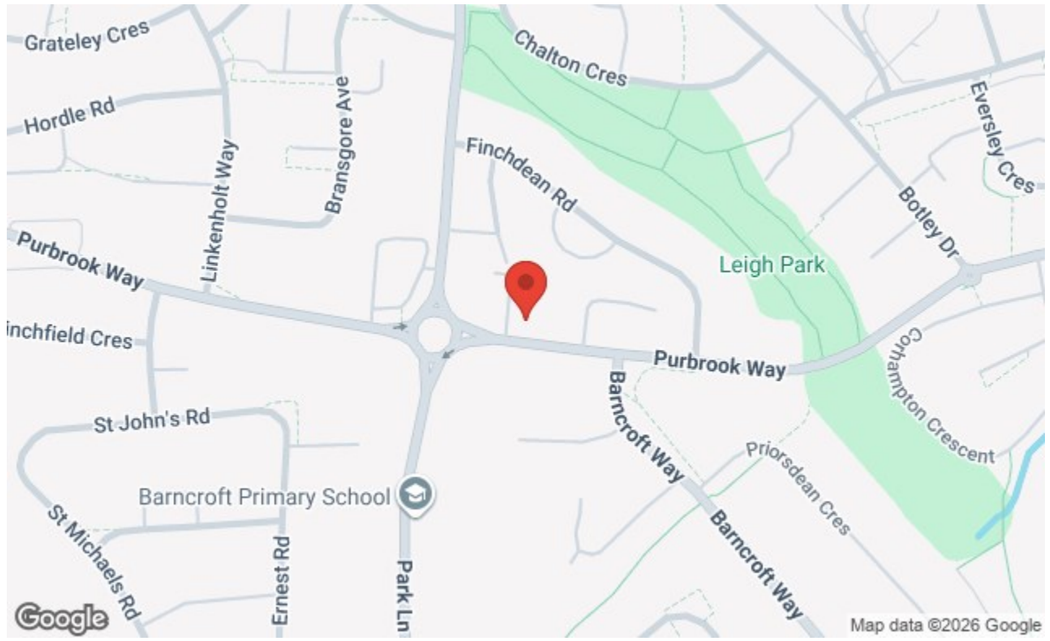
# Purbrook Way, Havant, PO9

Approximate Area = 987 sq ft / 91.6 sq m
Garage = 175 sq ft / 16.2 sq m
Outbuilding = 170 sq ft / 15.7 sq m
Total = 1332 sq ft / 123.5 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: 1520603




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

FOR SALE

## By Auction £230,000

Purbrook Way, Havant PO9 3SB

bernards THE ESTATE AGENTS



3 1 3

## HIGHLIGHTS

- Sold By Auction
- Semi-Detached House
- Three Bedrooms
- Three Reception Rooms
- Garage & Parking Available
- Extended At Rear
- External Shed Storage
- 1332 Sq Ft Combined
- Superb Investment Opportunity
- A Must View!

This three-bedroom semi-detached house offers a wonderful opportunity for both investors and first-time buyers seeking a project. Spanning an impressive 1,332 square feet, the property boasts convenient access to local schools, shops, and direct train links to central London, making it an ideal location for families and commuters alike.

Upon entering, you are greeted by an entrance hall that leads into a generously sized living and dining room, providing ample space for your home furnishings and family gatherings. The kitchen features generous cupboard space and sufficient storage for all your white goods, ensuring functionality for everyday living. Adjacent to the kitchen, the study presents a perfect setting for home workers, allowing for a quiet and productive environment. Additionally, a rear conservatory extension invites natural light and offers a lovely space to relax.

The first floor features three spacious double bedrooms, each providing a comfortable retreat, along with a family bathroom that includes a fitted bath, overhead shower, basin, and WC, catering to all your family's needs.

Externally, the property boasts an easy-to-maintain sun-trap garden, complete with a decking area perfect for outdoor entertaining. A large shed offers ample external storage, while a garage adds further convenience. Permit parking is available at the rear, with the potential for a driveway at the front of the house, enhancing accessibility.

This property is a superb choice for those looking to create their dream home in a vibrant community. Don't miss the chance to view this delightful residence.

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

# PROPERTY INFORMATION

### AUCTIONEER COMMENTS
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### LIVING ROOM
19'9" x 11'4" (6.03m x 3.46m)

### KITCHEN
11'1" x 9'7" (3.40m x 2.93m)

### FAMILY ROOM / STUDY
9'9" x 6'6" (2.99m x 1.99m)

### CONSERVATORY
12'11" x 9'8" (3.94m x 2.97m)

### BEDROOM ONE
13'6" x 9'1" (4.14m x 2.78m)

### BEDROOM TWO
11'6" x 10'5" (3.52m x 3.20m)

### BEDROOM THREE
10'7" x 6'6" (3.24m x 2.00m)

### BATHROOM
7'6" x 5'8" (2.31m x 1.73m)

### GARAGE
17'5" x 10'0" (5.32m x 3.05m)

### SHED
9'5" x 6'9" (2.89m x 2.08m)

### STORAGE
10'7" x 9'5" (3.25m x 2.89m)

### 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.

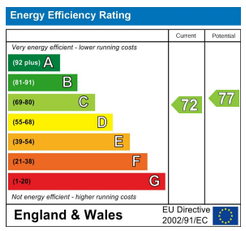
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

### 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 / Leasehold (Delete as needed)




Scan here to see all our properties for sale and rent



















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