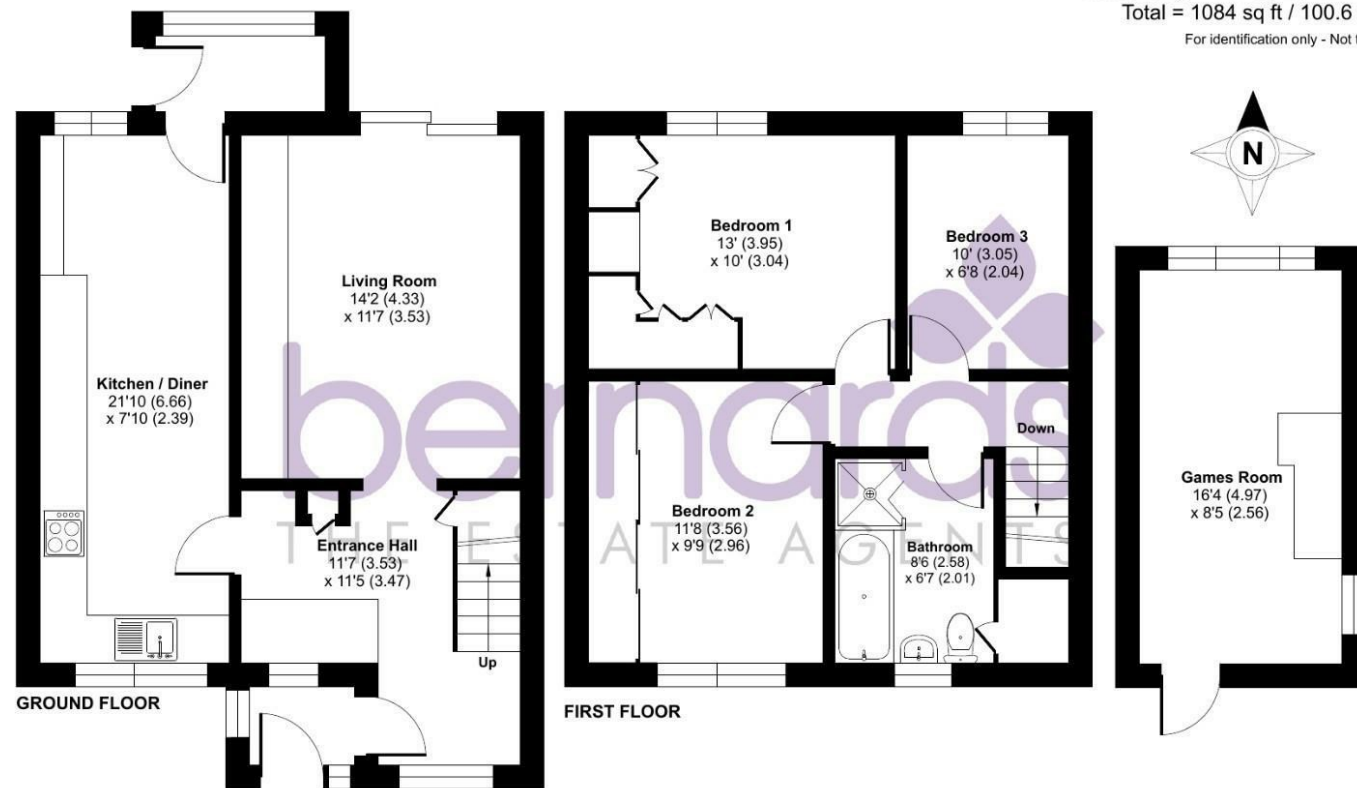
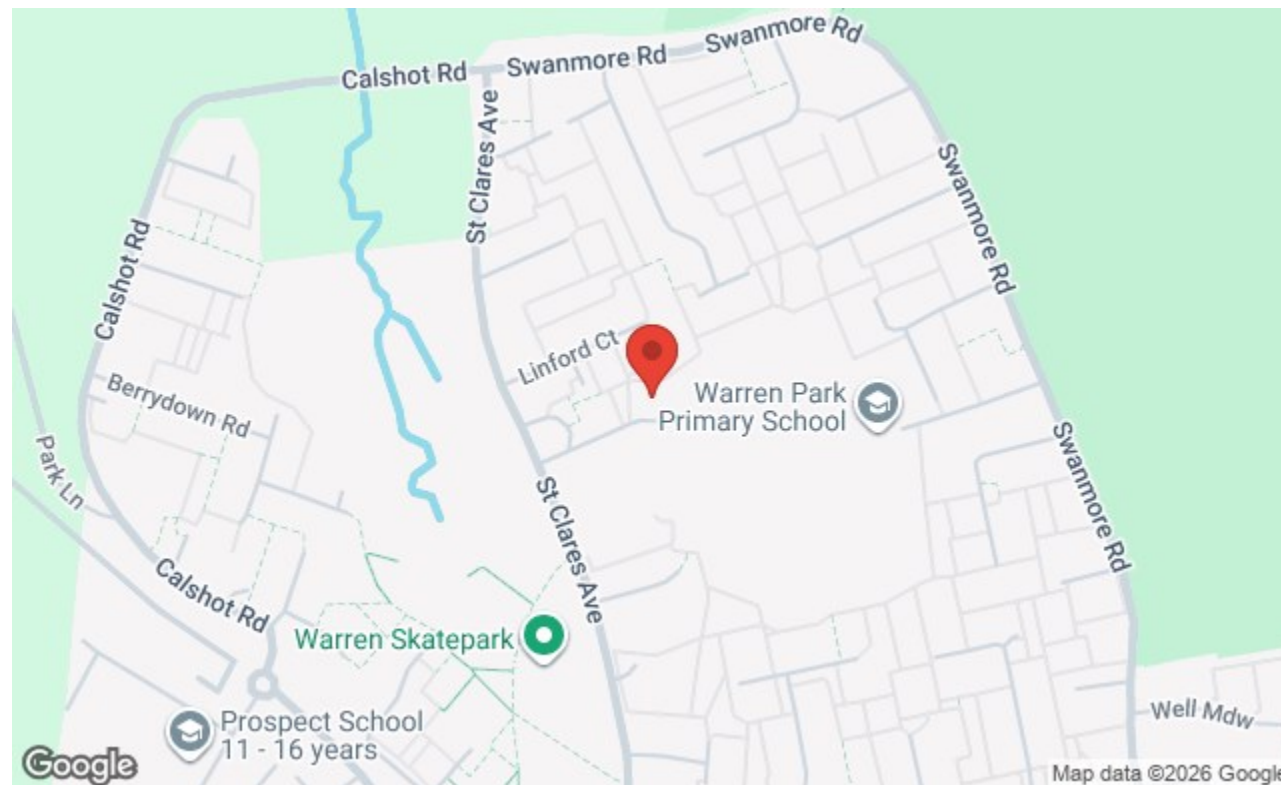


Highwood Lawn, Havant, PO9

Approximate Area = 947 sq ft / 87.9 sq m
Outbuilding = 137 sq ft / 12.7 sq m
Total = 1084 sq ft / 100.6 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1472454



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



Guide Price £270,000

Highwood Lawn, Havant PO9 4HL

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HIGHLIGHTS

- THREE BEDROOM
- MID TERRACE
- LIVING ROOM
- KITCHEN/DINER
- GAMES ROOM
- GARDEN
- OFF ROAD PARKING
- MEDIA WALL
- FIRST TIME BUY
- A MUST VIEW

Situated in Highwood Lawn area of Havant, this beautifully presented three-bedroom terraced home offers over 1,080 sq ft of stylish and versatile living accommodation, making it an ideal choice for families, first-time buyers, or professionals alike.

The property has been modernised throughout and welcomes you with a spacious reception room, thoughtfully designed to provide the perfect setting for both everyday living and entertaining. A contemporary media wall creates an impressive focal point, adding both style and functionality to the space. The ground floor also benefits from a convenient downstairs WC, providing added practicality for family life and guests.

Upstairs, you'll find three generously sized bedrooms, each offering comfortable and flexible accommodation. The principal bedroom benefits

from built-in wardrobes, providing excellent storage while maximising floor space. The well-appointed family bathroom is finished to a high standard, creating a relaxing space for everyday use.

Outside, the property continues to impress with a private rear garden, ideal for outdoor dining, family activities, or simply enjoying the warmer months. A standout feature is the versatile games room, offering excellent additional space that could also be used as a home office, gym, hobby room, or entertainment area.

Further benefits include off-road parking, modern décor throughout, and a convenient location close to local amenities, schools, transport links, and green spaces.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

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 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/DINER

21'10" x 7'10" (6.66 x 2.39)

LIVING ROOM

14'2" x 11'6" (4.33 x 3.53)

ENTRANCE HALL

11'6" x 11'4" (3.53 x 3.47)

BEDROOM ONE

12'11" x 9'11" (3.95 x 3.04)

BEDROOM TWO

11'8" x 9'8" (3.56 x 2.96)

BEDROOM THREE

10'0" x 6'8" (3.05 x 2.04)

BATHROOM

8'5" x 6'7" (2.58 x 2.01)

GAMES ROOM

16'3" x 8'4" (4.97 x 2.56)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
70	

EU Directive 2002/91/EC
England & Wales

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Call today to arrange a viewing
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