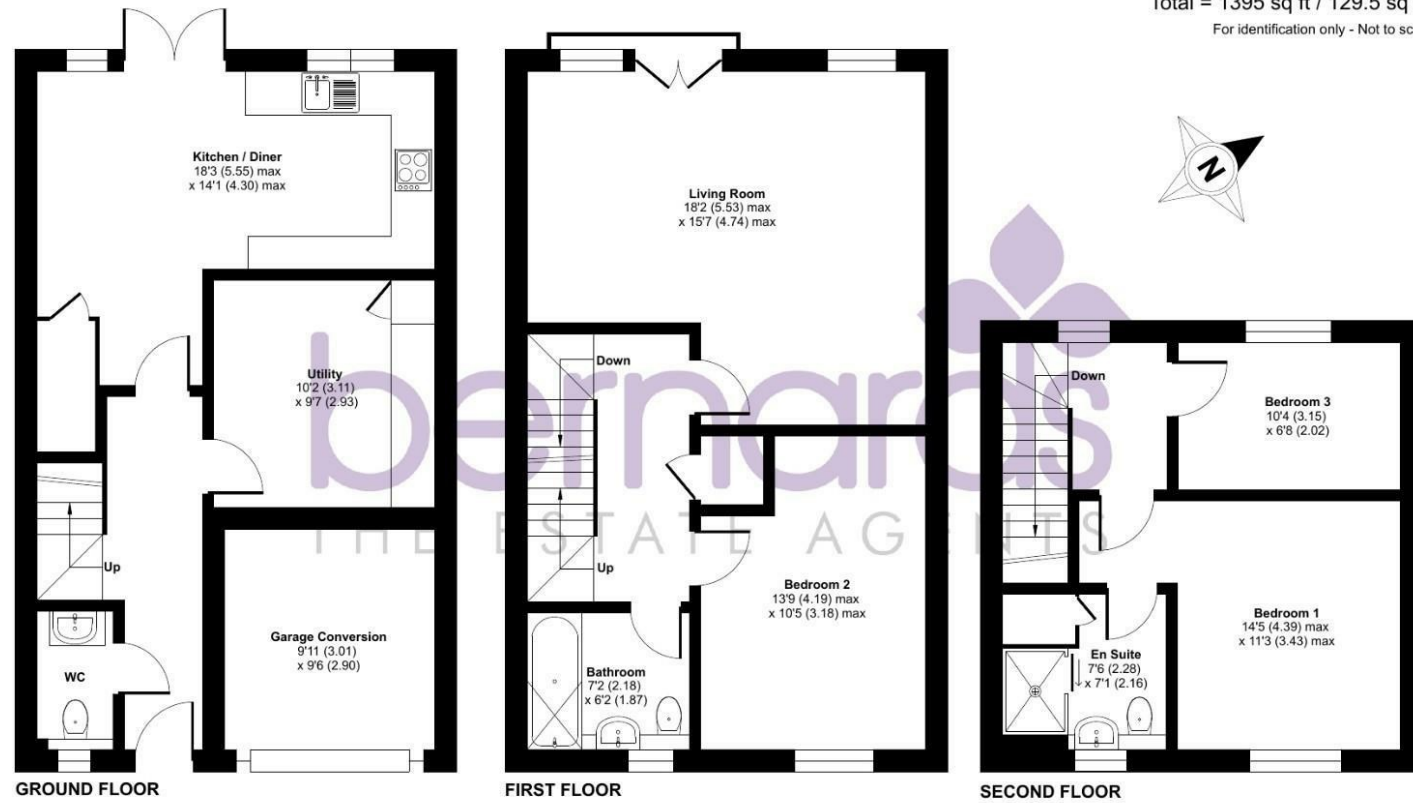


Brunel Way, Havant, PO9

Approximate Area = 1302 sq ft / 120.9 sq m
 Garage = 93 sq ft / 8.6 sq m
 Total = 1395 sq ft / 129.5 sq m
 For identification only - Not to scale

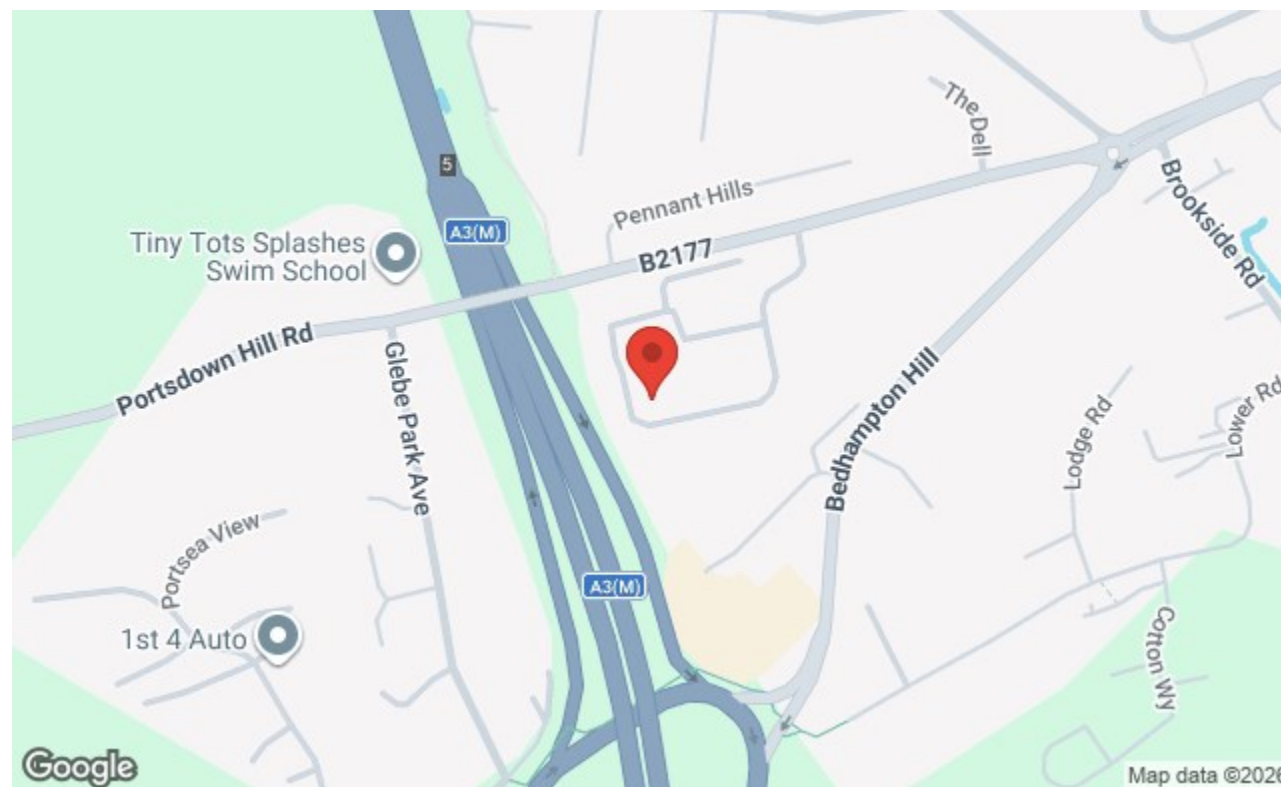


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1401246



Offers Over £350,000

Brunel Way, Havant PO9 3NW



HIGHLIGHTS

- ❖ TOWN HOUSE
- ❖ THREE DOUBLE BEDROOMS
- ❖ KITCHEN/DINER
- ❖ GARAGE + DRIVEWAY
- ❖ EN-SUITE TO MASTER
- ❖ DOWNSTAIRS W.C
- ❖ UTILITY ROOM
- ❖ GREAT FAMILY HOME
- ❖ ELECTRIC CHARGING POINT
- ❖ CALL NOW TO VIEW

Situated on the ever popular Hawthorn Mews development, this modern three-storey townhouse has an abundance to offer. Built in 2016, the property boasts a contemporary design that is both stylish and functional, making it an ideal home for families or professionals alike.

The ground floor comprises of a modern kitchen/diner, separate utility, downstairs toilet and integral garage. Upstairs, the living room features a charming Juliet balcony, allowing natural light to flood the

space while offering delightful views of the surrounding area. The floor is complete with a double bedroom and family bathroom, while the top floor boasts a further two bedrooms and en-suite to the master.

With a driveway at the front and beautifully presented garden at the rear, this home ticks every box. The location particularly advantageous, with easy access to the motorway, local schools and shops. This is the ideal buy for modern practical living.

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



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



PROPERTY INFORMATION

DOWNSTAIRS W.C

UTILITY ROOM

10'2" x 9'7" (3.11 x 2.93)

KITCHEN/DINER

18'2" x 14'1" (5.55 x 4.30)

LIVING ROOM

18'1" x 15'6" (5.53 x 4.74)

BEDROOM ONE

14'4" x 11'3" (4.39 x 3.43)

EN-SUITE

7'5" x 7'1" (2.28 x 2.16)

BEDROOM TWO

13'8" x 10'5" (4.19 x 3.18)

BEDROOM THREE

10'4" x 6'7" (3.15 x 2.02)

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 D

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs (1-20) G			
EU Directive 2002/91/EC England & Wales			



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