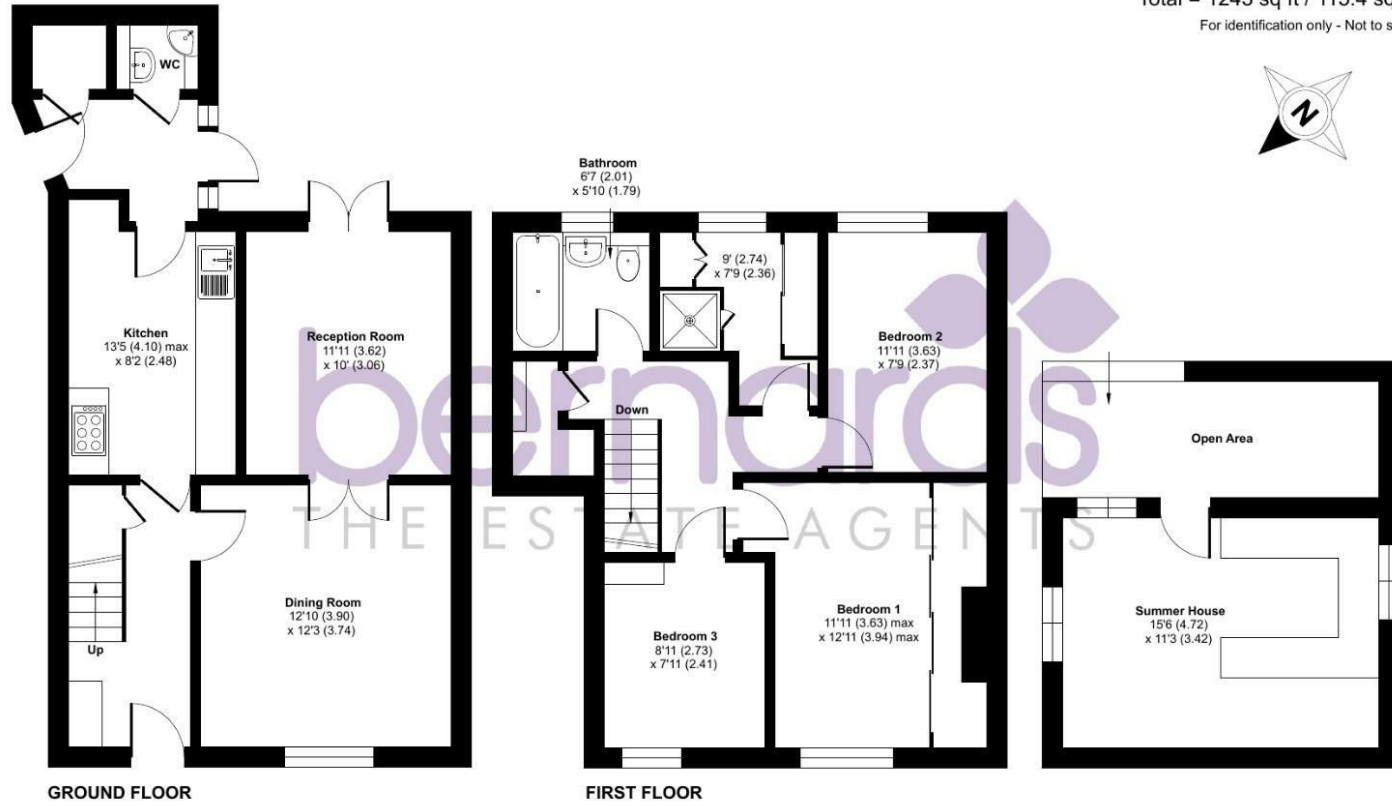
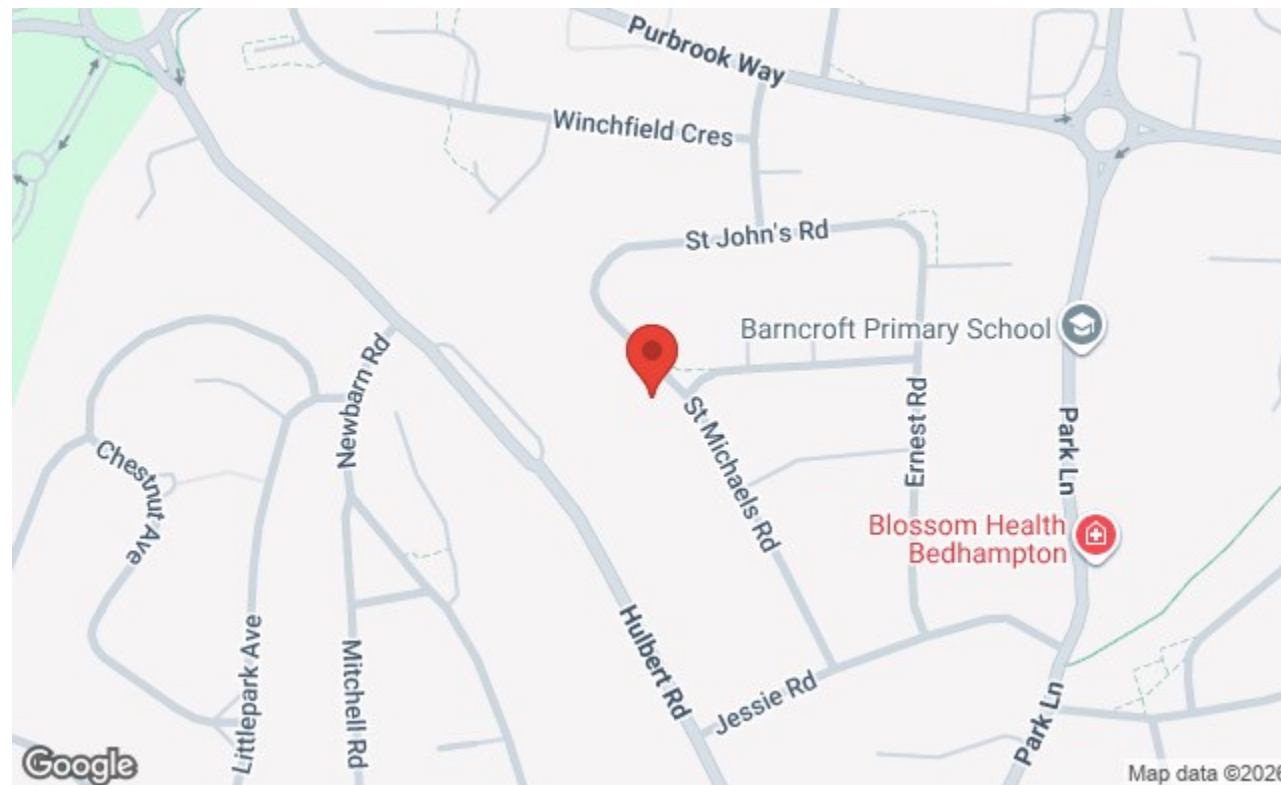


Michaels Road, Havant, PO9

Approximate Area = 1069 sq ft / 99.3 sq m
Outbuilding = 174 sq ft / 16.1 sq m (excludes open area)
Total = 1243 sq ft / 115.4 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). © richcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1467946



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



Guide Price £325,000

St. Michaels Road, Havant PO9 3TU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ TERRACED HOME
- ❖ SOUTH WEST FACING GARDEN
- ❖ SUMMER HOUSE
- ❖ CHAIN FREE
- ❖ IDEAL FIRST TIME BUY
- ❖ DOWNSTAIRS WC
- ❖ DRIVEWAY
- ❖ WELL PRESENTED THROUGHOUT
- CALL TO VIEW

** CHAIN FREE TERRACED HOME **

Situated on St. Michael's Road in Havant, this well-presented three-bedroom terraced home offers flexible living space, a sunny South/West-facing garden, and plenty of character throughout — making it an ideal first-time buy or family home.

The ground floor features two reception rooms connected by double doors, creating a versatile living space that can be opened up for entertaining and family life or closed off for a more cosy and separate feel. The layout works equally well for relaxing evenings, dining, or working from home, with plenty of natural light adding to the welcoming atmosphere.

Upstairs, there are three well-proportioned bedrooms along with two bathrooms, offering practical accommodation for families, guests or anyone looking for extra convenience.

To the rear, the garden enjoys the afternoon and evening sun and includes a summer house at the bottom of the garden — ideal for use as a home office, hobby room, gym or simply somewhere to unwind during the warmer months.

Conveniently located close to local shops, schools, parks and transport links, this is a fantastic opportunity to purchase a spacious and adaptable home in a popular residential part of Havant.

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



PROPERTY INFORMATION

DINING ROOM
12'9" x 12'3" (3.90 x 3.74)

RECEPTION ROOM
11'10" x 10'0" (3.62 x 3.06)

KITCHEN
13'5" x 8'1" (4.10 x 2.48)

WC

BEDROOM
11'10" x 12'11" (3.63 x 3.94)

BEDROOM
11'10" x 7'9" (3.63 x 2.37)

BEDROOM
8'11" x 7'10" (2.73 x 2.41)

BATHROOM
6'7" x 5'10" (2.01 x 1.79)

SHOWER ROOM
8'11" x 7'8" (2.74 x 2.36)

SUMMER HOUSE
15'5" x 11'2" (4.72 x 3.42)

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

COUNCIL TAX BAND B
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.

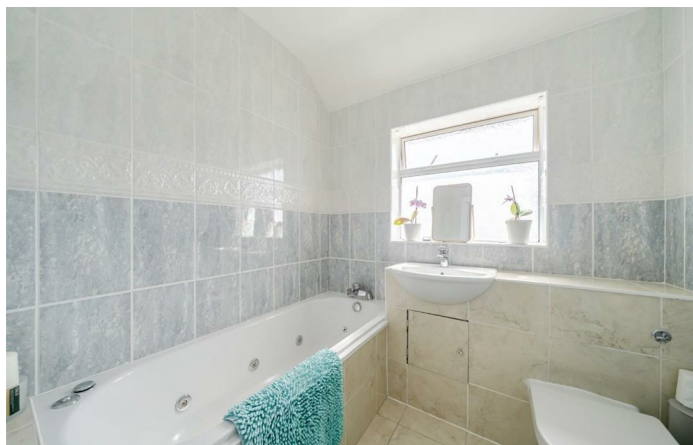
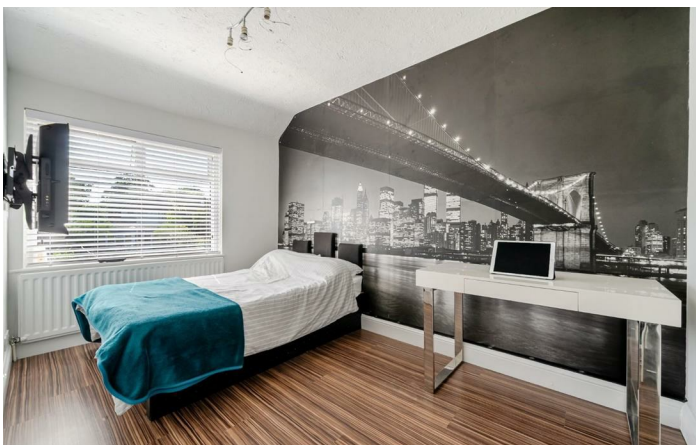
PROPERTY REMOVALS

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
Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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