Asking Price £600,000

Lakeside Gardens, Havant PO9 2FS

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THE ESTATE AGENTS

4 2 2



HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED HOUSE
- TWO BATHROOMS
- DOWNSTAIRS WC
- TWO RECEPTION ROOMS
- UTILITY ROOM
- INTEGRATED DOUBLE GARAGE
- MODERN FITTED KITCHEN
- CUL-DE-SAC LOCATION
- 1560 SQ FT

Nestled in the cul-de-sac of Lakeside Gardens, this impressive four-bedroom detached house offers a perfect blend of comfort and modern living. The property is ideally situated, providing easy access to local schools, shops, and direct train links to central London, making it an excellent choice for families and commuters alike.

Upon entering, you are greeted by a welcoming hallway that leads into all ground floor rooms. The living room is a highlight, featuring a charming bay window that floods the space with natural light, creating an inviting atmosphere for relaxation or entertaining. Adjacent to this, the dining room also benefits from a bay window, enhancing the overall appeal of the home. The kitchen has been thoughtfully modernised, boasting generous cupboard space, integrated appliances, and a breakfast bar, perfect for casual dining. From the kitchen, patio doors open into the sun-trap garden, seamlessly blending indoor and outdoor living. A utility room off the kitchen provides additional space for white goods and offers convenient side access to the property, while a downstairs WC adds practicality.

The first floor comprises four well-proportioned double bedrooms, each equipped with fitted wardrobes to maximise storage. The master bedroom is a true retreat, complete with an ensuite shower room for added privacy. The family bathroom is well-appointed, featuring a fitted bath with an overhead shower, basin, and WC.

Externally, the property sits on a generous plot, with a driveway accommodating up to three vehicles and an integrated double garage providing direct access into the home. Additional features such as solar panels and an EV car charger contribute to energy efficiency and convenience. This property is a remarkable find in a desirable location, close to direct train links to central London, Gatwick, Brighton, Southampton and Portsmouth.

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PROPERTY INFORMATION

DINING ROOM
13'1" x 8'11" (4 x 2.72m)

LIVING ROOM
20'2" x 10'11" (6.15m x 3.34m)

KITCHEN
20'5" x 9'5" (6.23m x 2.88m)

UTILITY ROOM
7'6" x 5'4" (2.29m x 1.63m)

DOWNSTAIRS WC

BEDROOM ONE
13'8" x 12'0" (4.19m x 3.68m)

ENSUITE
6'1" x 5'5" (1.86m x 1.66m)

BEDROOM TWO
11'6" x 7'11" (3.52m x 2.43m)

BEDROOM THREE
11'1" x 8'3" (3.38m x 2.54m)

BEDROOM FOUR
9'8" x 8'7" (2.96m x 2.63m)

BATHROOM
6'7" x 6'7" (2.02m x 2.01m)

DOUBLE GARAGE
16'6" x 16'1" (5.05m x 4.91m)

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 E

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.

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.

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.

Tenure of Property

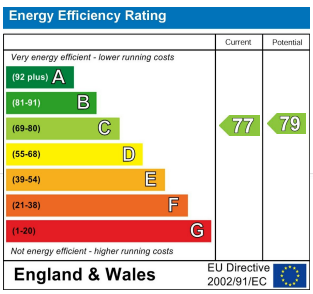
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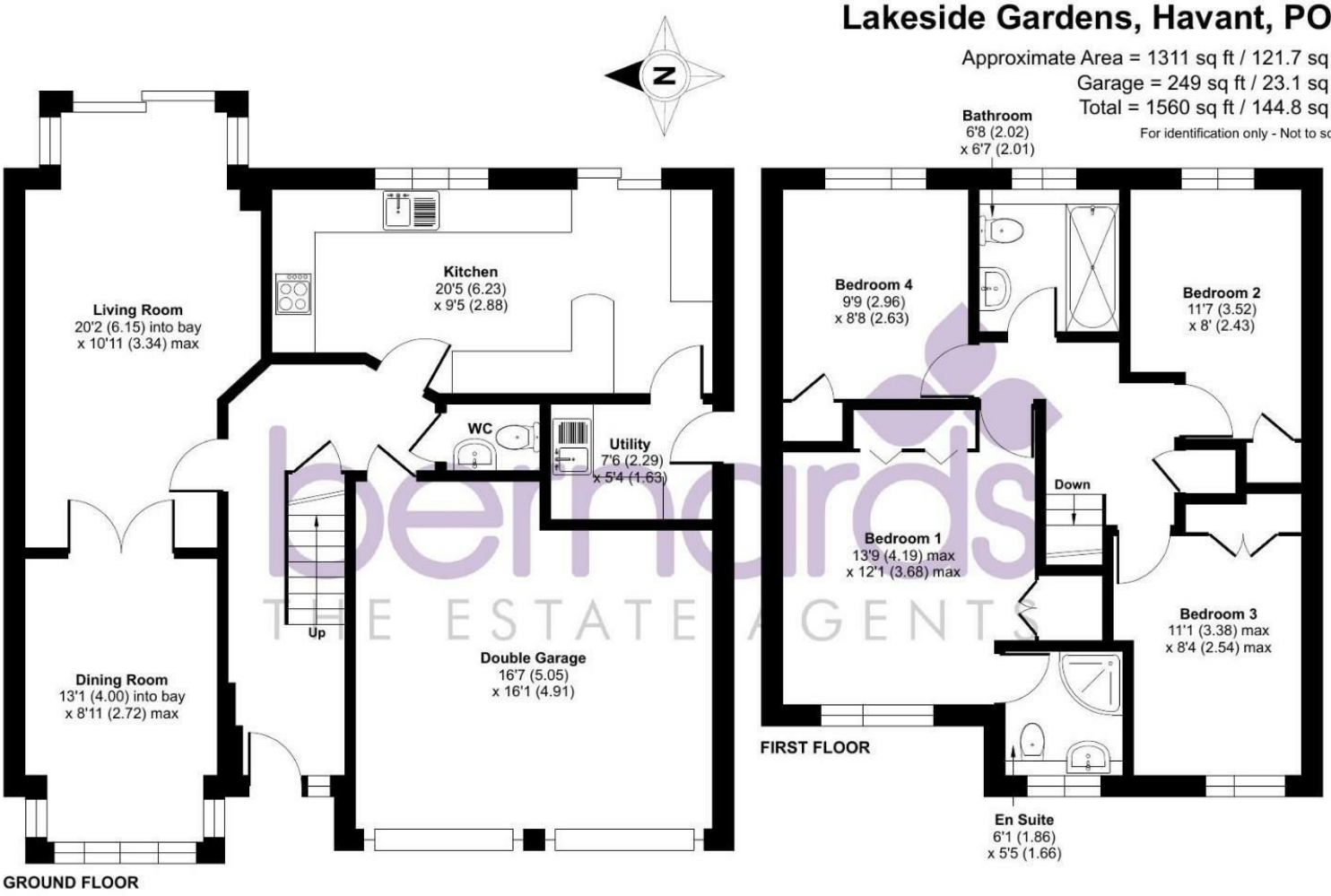




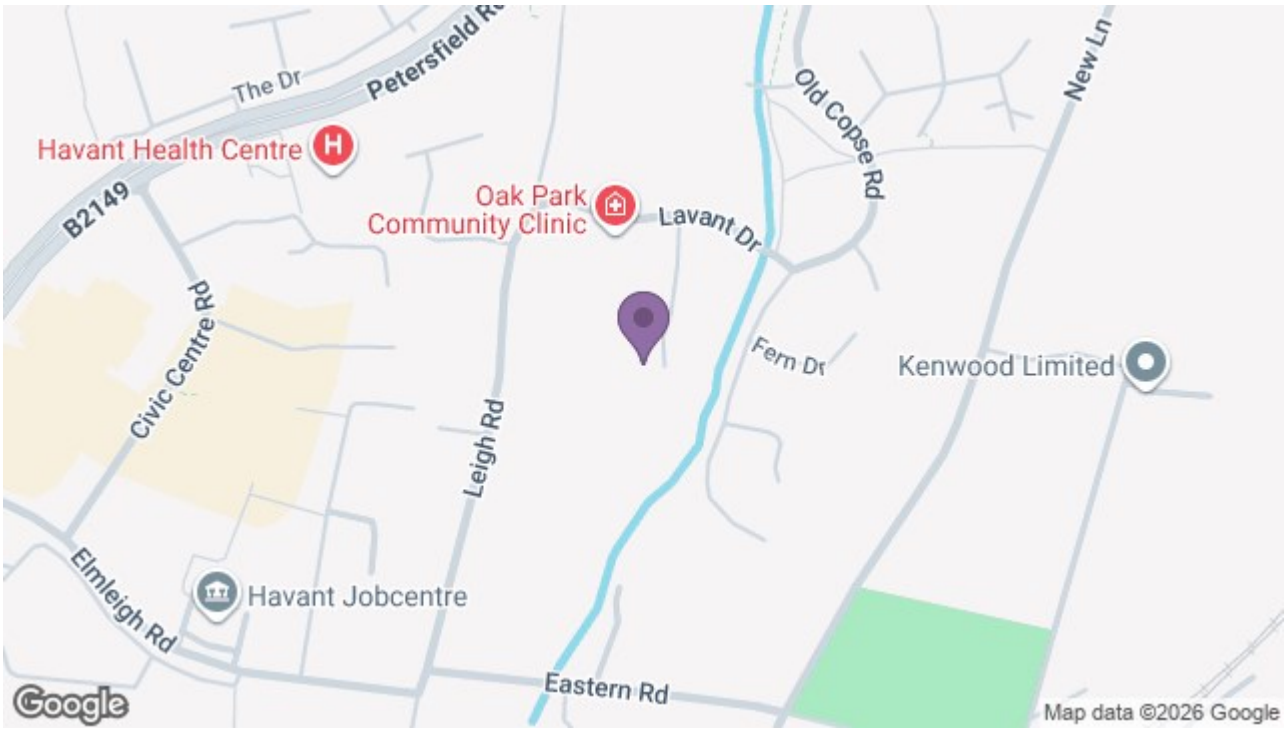
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Approximate Area = 1311 sq ft / 121.7 sq m
Garage = 249 sq ft / 23.1 sq m
Total = 1560 sq ft / 144.8 sq m
For identification only - Not to scale



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: 1541787



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