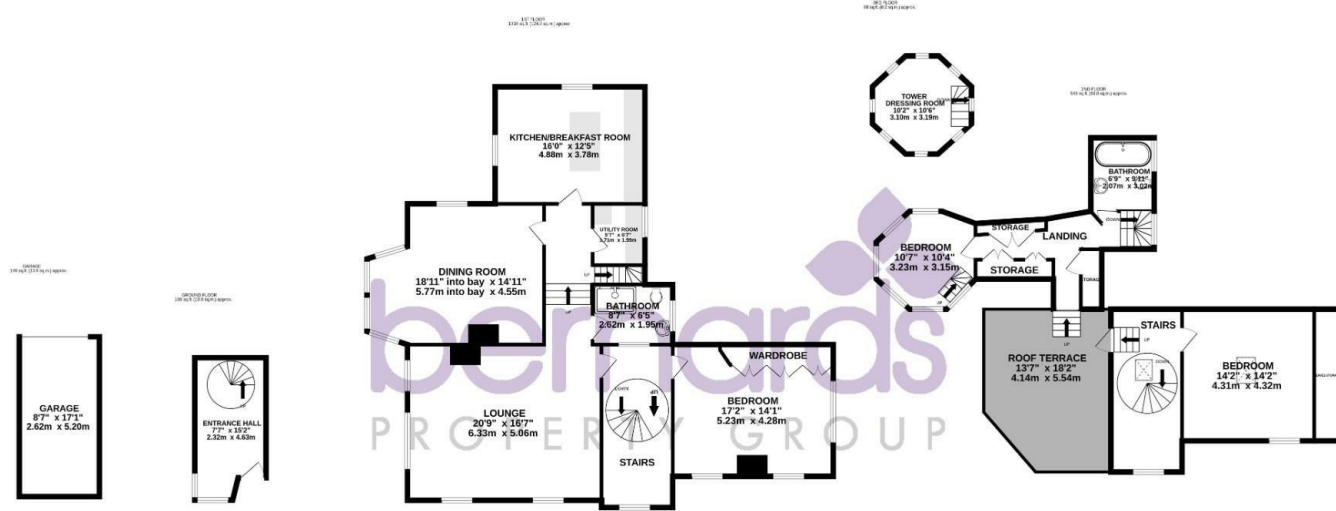




Offers In Excess Of £650,000

Langstone High Street, Havant PO9 1RY

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 2326 sq.ft. (216.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HIGHLIGHTS

- ❖ HISTORIC PRE-VICTORIAN MAISONNETTE
- ❖ PRIME LANGSTONE WATERFRONT LOCATION
- ❖ NOTABLE SIR BARNES WALLIS CONNECTION
- ❖ THREE SPACIOUS BEDROOMS
- ❖ ARRANGED OVER THREE FLOORS
- ❖ MODERN FITTED KITCHEN
- ❖ CHARACTERFUL TOWER ROOM
- ❖ PRIVATE ROOF GARDEN
- ❖ STUNNING HARBOUR VIEWS
- ❖ EXCELLENT LOCAL AMENITIES & TRANSPORT LINKS

Occupying a remarkable position in the heart of Langstone, just before the historic toll bridge leading to Hayling Island, this exceptional three-bedroom maisonette offers a rare opportunity to own a home rich in character, history and coastal charm.

Believed to date from the pre-Victorian era, the property played a fascinating role during the Second World War when it was commandeered for military use. It is reputed that renowned engineer and inventor Sir Barnes Wallis used one of the rooms as an office while developing his revolutionary "bouncing bomb" concept. Local history suggests Wallis refined the idea by skipping marbles across water in a bathtub or garden tank, making this home a unique part of Britain's wartime heritage.

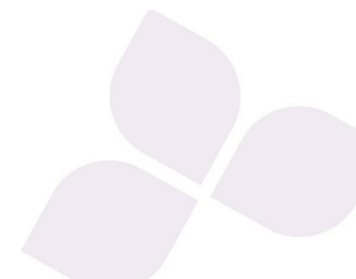
Beautifully presented throughout, the property spans over three spacious floors and combines

period character with modern living. The accommodation includes a welcoming entrance hall, generous living room, separate dining room, contemporary fitted kitchen with island, utility room, shower room, and three well-proportioned bedrooms. A distinctive tower room adds further charm and versatility, while the private roof garden provides an exceptional space to relax and enjoy the stunning coastal views across the surrounding harbour.

Situated within one of Hampshire's most desirable waterside villages, residents benefit from picturesque coastal walks, marinas, traditional pubs, highly regarded schools, and excellent transport connections via the A27, A3(M), M27 and nearby rail services.



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
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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 F

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

ENTRANCE HALL

7'7" x 15'2" (2.32 x 4.63)

GARAGE

8'7" x 17'0" (2.62 x 5.20)

LOUNGE

20'9" x 16'7" (6.33 x 5.06)

DINING ROOM

18'11" x 14'11" (5.77 x 4.55)

KITCHEN/BREAKFAST ROOM

16'0" x 12'4" (4.88 x 3.78)

UTILITY ROOM

5'7" x 6'6" (1.71 x 1.99)

BATHROOM

8'7" x 6'4" (2.62 x 1.95)

BEDROOM

17'1" x 14'0" (5.23 x 4.28)

BEDROOM

14'1" x 14'2" (4.31 x 4.32)

ROOF TERRACE

13'6" x 18'2" (4.14 x 5.54)

BEDROOM

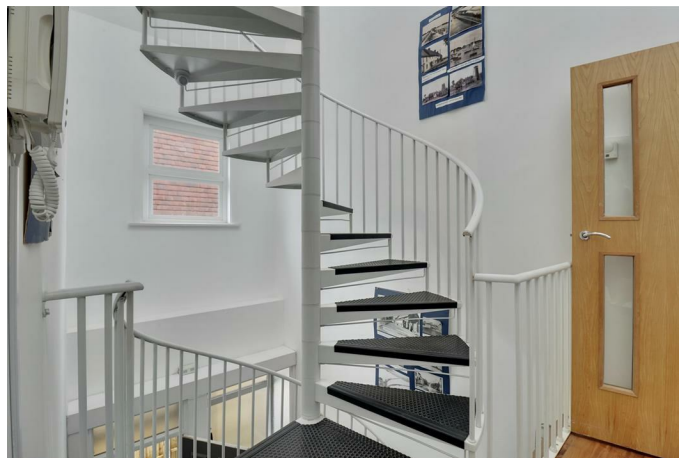
10'7" x 10'4" (3.23 x 3.15)

BATHROOM

6'9" x 9'10" (2.07 x 3.02)

TOWER DRESSING ROOM

10'2" x 10'5" (3.10 x 3.19)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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