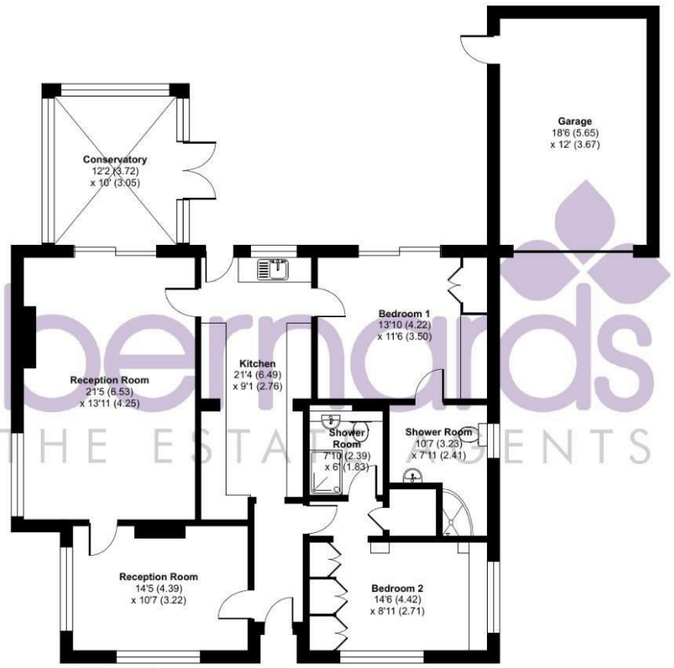
Berkeley Square, Havant, PO9

Approximate Area = 1288 sq ft / 119.6 sq m
Garage = 222 sq ft / 20.6 sq m
Total = 1510 sq ft / 140.2 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1408900

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

FOR SALE

Guide Price £550,000

Berkeley Square, Havant PO9 2RT

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- DETACHED BUNGALOW
- TWO BEDROOMS
- POTENTIAL THIRD BEDROOM
- GARAGE
- BEAUTIFUL GARDEN
- TWO SHOWER ROOMS
- CONSERVATORY
- WONDERFULLY PRESENTED
- DRIVEWAY
- SOUGHT AFTER LOCATION

** DETACHED BUNGALOW **

We are pleased to welcome to market this beautifully presented, detached bungalow nestled in the charming cul-de-sac end of Berkeley Square. Ideal for someone looking to downsize or situate themselves in a sought after location, this property has an abundance to offer.

This bungalow features two well-appointed bedrooms and two modern bathrooms, ensuring convenience for both residents and guests. Having been extended at the rear, the lounge area offers a wonderful space to rewind and steps out to the conservatory boasting a wonderful view of the garden. The second reception room holds the potential to be transformed into a third bedroom, catering to your evolving needs. Anchored by the kitchen in the center, this home has the space to accommodate the need of all.

The standout feature of this property is the beautifully landscaped rear garden. A very generous space that has been developed on over the years to a sight to behold. Parking is a breeze with space for up to multiple vehicles, complemented by a garage for additional storage or secure parking. This property is ideal for those seeking a peaceful retreat while remaining close to local amenities.

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

PROPERTY INFORMATION

LIVING ROOM
21'5" x 13'11" (6.53 x 4.25)

RECEPTION ROOM
14'4" x 10'6" (4.39 x 3.22)

KITCHEN
21'3" x 9'0" (6.49 x 2.76)

BEDROOM
13'10" x 11'5" (4.22 x 3.50)

SHOWER ROOM
10'7" x 7'10" (3.23 x 2.41)

BEDROOM
14'6" x 8'10" (4.42 x 2.71)

SHOWER ROOM
7'10" x 6'0" (2.39 x 1.83)

CONSERVATORY
12'2" x 10'0" (3.72 x 3.05)

GARAGE
18'6" x 12'0" (5.65 x 3.67)

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 D
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.

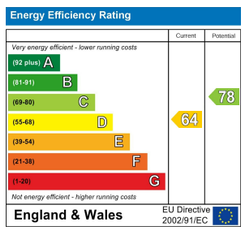
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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.

TENURE OF PROPERTY
Freehold



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