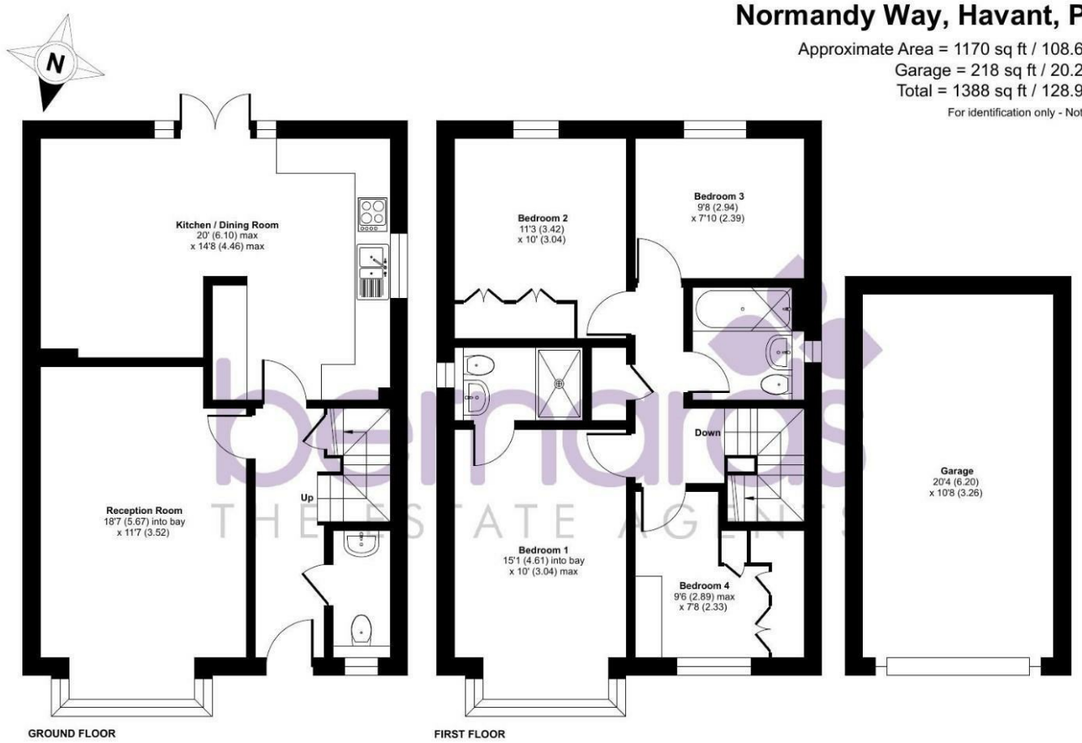
Normandy Way, Havant, PO9

Approximate Area = 1170 sq ft / 108.6 sq m
Garage = 218 sq ft / 20.2 sq m
Total = 1388 sq ft / 128.9 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: 1502210



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

FOR SALE

Offers In Excess Of £450,000

Normandy Way, Havant PO9 5FH

bernards THE ESTATE AGENTS



4 2 2

HIGHLIGHTS

- DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED AND MODERN THROUGHOUT
- FOUR BEDROOMS
- SPACIOUS LOUNGE WITH BAY WINDOW
- OPEN-PLAN KITCHEN/DINING ROOM
- GROUND FLOOR CLOAKROOM
- MODERN FAMILY BATHROOM
- EN SUITE TO MASTER
- DRIVEWAY PARKING
- EXCELLENT TRANSPORT LINKS

Situated in a sought-after residential location in Havant, this beautifully presented four-bedroom detached family home is tastefully modern throughout, offering stylish and contemporary accommodation.

The ground floor features a welcoming entrance hall with cloakroom, a spacious reception room with a bay window to the front, and a superb open-plan kitchen/dining room stretching across the rear of the property. Designed as the heart of the home, the kitchen offers excellent worktop and storage space with ample room for dining and entertaining, whilst French doors open directly onto the south-facing rear garden, creating a seamless indoor-outdoor living space.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom with bay window and en suite shower room, together with a modern family bathroom, making the layout ideal for growing families.

The south-facing rear garden has been thoughtfully designed by the current owner to create an attractive space, perfect for relaxing, entertaining and enjoying the sunshine throughout the day. Further benefiting from a Large electric awning.

The property also benefits from plantation shutters and a detached garage with the added convenience of an electric remote-controlled door, as well as driveway parking for 2/3 cars.

A popular residential road on the western side of Havant, offering excellent access to local shops, schools and transport links. Havant town centre is a short distance away and provides a range of shops, cafés and leisure facilities, with a railway station offering services to London, Portsmouth and Brighton.

The property is also conveniently positioned for access to the A27 and A3(M), making commuting straightforward. Families are well served by a selection of highly regarded primary and secondary schools, while nearby Staunton Country Park, Langstone Harbour and the South Downs National Park provide opportunities for walking, cycling and outdoor recreation.

Call today to arrange a viewing
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PROPERTY INFORMATION

LOUNGE
18'7" x 11'6" (5.67 x 3.52)

KITCHEN / DINING ROOM
20'0" x 14'7" (6.10 x 4.46)

BEDROOM 1
15'1" x 9'11" (4.61 x 3.04)

EN SUITE

BEDROOM 2
11'2" x 9'11" (3.42 x 3.04)

BEDROOM 3
9'7" x 7'10" (2.94 x 2.39)

BEDROOM 4
9'5" x 7'7" (2.89 x 2.33)

BATHROOM

GARAGE
20'4" x 10'8" (6.20 x 3.26)

ANTI MONEY LAUNDERING
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 E
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.

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









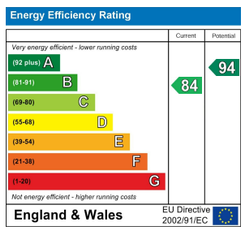












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