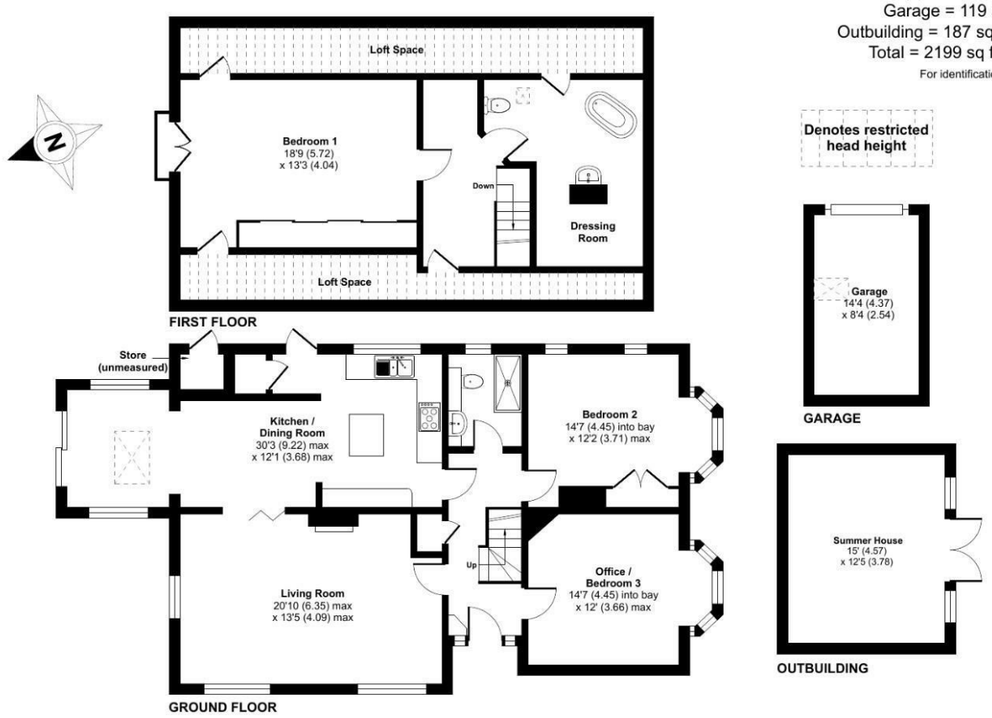
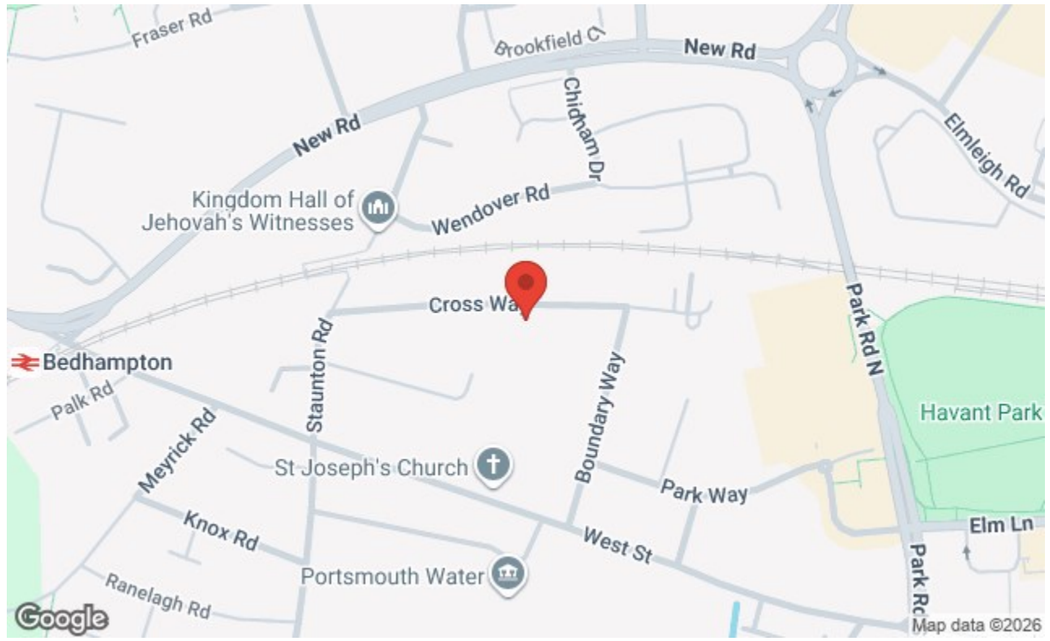
Approximate Area = 1612 sq ft / 149.7 sq m (excludes store)
Limited Use Area(s) = 281 sq ft / 26.1 sq m
Garage = 119 sq ft / 11 sq m
Outbuilding = 187 sq ft / 17.3 sq m
Total = 2199 sq ft / 204.1 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Taylor Hill & Bond. REF: 1145953



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HIGHLIGHTS

- Detached Chalet Bungalow
- Generous Living Room
- Extended Kitchen/Dining Room
- Separate Utilities Area
- Ground Floor Bedrooms/Office
- Large Primary with Ensuite
- Versatile Dressing Area
- Zoned Garden with Summer House
- Detached Garage
- Private Driveway

Situated in a popular locality within Havant, this three-bedroom detached chalet bungalow is beautifully presented throughout and boasts spacious living accommodation, off road parking and generous landscaped rear garden.

Upon approach to the property, a generous driveway provides parking for multiple vehicles and access to the detached garage. The hallway welcomes you inside providing access to all ground floor rooms and stairs to primary bedroom with en-suite. With an abundance of light flowing in through all areas of the home, the living room offers a large and restful space with dual aspect windows and feature centralised fireplace. With glass doors leading through to the kitchen, the space opens into the dining area with rear extension boasting roof lantern and rear access to garden. The kitchen is a white shaker style with substantial thickness quartz worktops for optimum finesse and range cooker. Two sizeable south facing double bedrooms, complete with beautiful bay fronted windows, are positioned to the front elevation of the property and are again flooded with natural light. The downstairs family bathroom is a modern and fresh finish with walk-in shower and storage vanity units to encompass sink and WC.

To the first floor, a well-considered loft conversion has been finished to a great standard offering primary bedroom suite with bathroom facilities. Boasting views across the large rear garden, the bedroom space is naturally light and benefits from built in storage, contemporary décor and relaxing aesthetic. The bathroom consists of decorative roll top freestanding bath, vanity unit and practical WC. Within the conversion, the current owners have utilised the space adjacent to the en-suite to create an additional dressing area. There is also plenty of eaves storage available which is accessible from multiple areas.

Outside, an expansive and well-maintained large rear garden is zoned with brick paving covered by a pergola, lawn with borders and patio.

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PROPERTY INFORMATION

LIVING ROOM
20'9" x 13'5" (6.35 x 4.09)

KITCHEN/DINING
30'2" x 12'0" (9.22 x 3.68)

GROUND FLOOR BEDROOM TWO
14'7" x 12'2" (4.45 x 3.71)

GROUND FLOOR OFFICE/BEDROOM THREE
14'7" x 12'0" (4.45 x 3.66)

BEDROOM ONE
18'9" x 13'3" (5.72 x 4.04)

SUMMER HOUSE
14'11" x 12'4" (4.57 x 3.78)

GARAGE
14'4" x 8'3" (4.37 x 2.54)

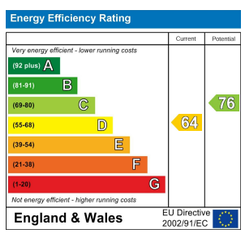
COUNCIL TAX BAND D

MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



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