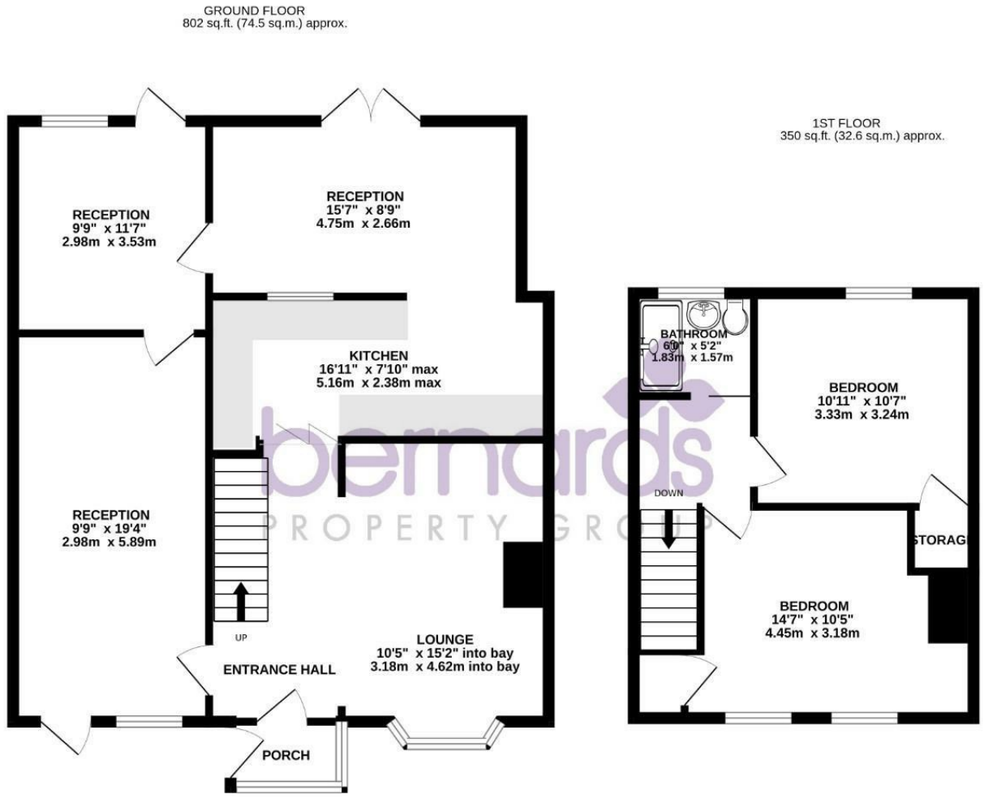
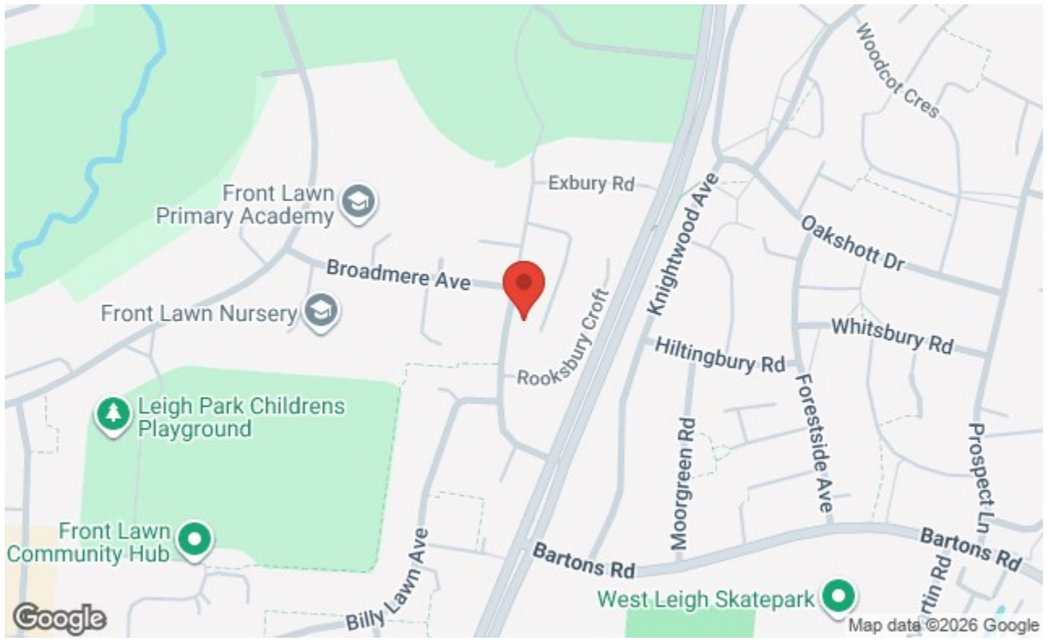




FOR SALE

Auction Guide £225,000

Sherfield Avenue, Havant PO9 5HT

bernards THE ESTATE AGENTS

2 | 1 | 4

HIGHLIGHTS

- TWO BEDROOMS
- GENEROUS PLOT
- DRIVEWAY
- HUGE POTENTIAL
- MODERNISATION REQUIRED
- WET ROOM
- NO ONWARD CHAIN
- BUYER FEES APPLY
- T & C's APPLY
- SUBJECT TO RESERVE PRICE

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000

Occupying a generous plot in a well-established residential road, this semi-detached property on Sherfield Avenue presents an exciting opportunity for builders, investors and buyers looking to create a home tailored to their own tastes.

Requiring complete refurbishment throughout, the property offers excellent scope for improvement and extension (subject to the necessary planning permissions), making it ideal for those seeking a project with genuine upside potential.

The accommodation currently extends to approximately 1,152 sq ft and comprises a number of flexible reception rooms, two bedrooms and a family bathroom. While the house requires extensive modernisation, it provides a substantial footprint and versatile layout that could be reconfigured and enhanced to suit a variety of requirements.

One of the property's standout features is its generous plot. To the front, a large garden and private driveway provide ample off-road parking and offer the potential to further enhance the property's kerb appeal. The overall size of the plot creates exciting possibilities for extension or redevelopment, subject to the necessary consents.

Sherfield Avenue is conveniently positioned for access to local shops, schools and everyday amenities, while Havant town centre offers a wide range of retail, leisure and dining facilities. Havant railway station provides direct services to Portsmouth, Chichester and London Waterloo, and the A27 and A3(M) are easily accessible for commuters. For those who enjoy the outdoors, Langstone Harbour, Staunton Country Park and the South Downs National Park are all within easy reach.

Offered for sale chain free via auction, this is a rare opportunity to acquire a substantial renovation project with excellent potential in a popular and well-connected location. Early viewing is highly recommended to fully appreciate the size of the plot and the scope on offer.

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

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

PROPERTY INFORMATION

LOUNGE
10'5" x 15'1" (3.18 x 4.62)

RECEPTION
9'9" x 19'3" (2.98 x 5.89)

RECEPTION
9'9" x 11'6" (2.98 x 3.53)

RECEPTION
15'7" x 8'8" (4.75 x 2.66)

KITCHEN
16'11" x 7'9" (5.16 x 2.38)

PORCH

BEDROOM
14'7" x 10'5" (4.45 x 3.18)

BEDROOM
10'11" x 10'7" (3.33 x 3.24)

BATHROOM
6'0" x 5'1" (1.83 x 1.57)

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 A
Havant Borough Council: BAND A

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

AUCTIONEER COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

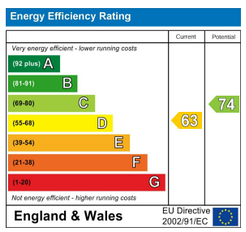
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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