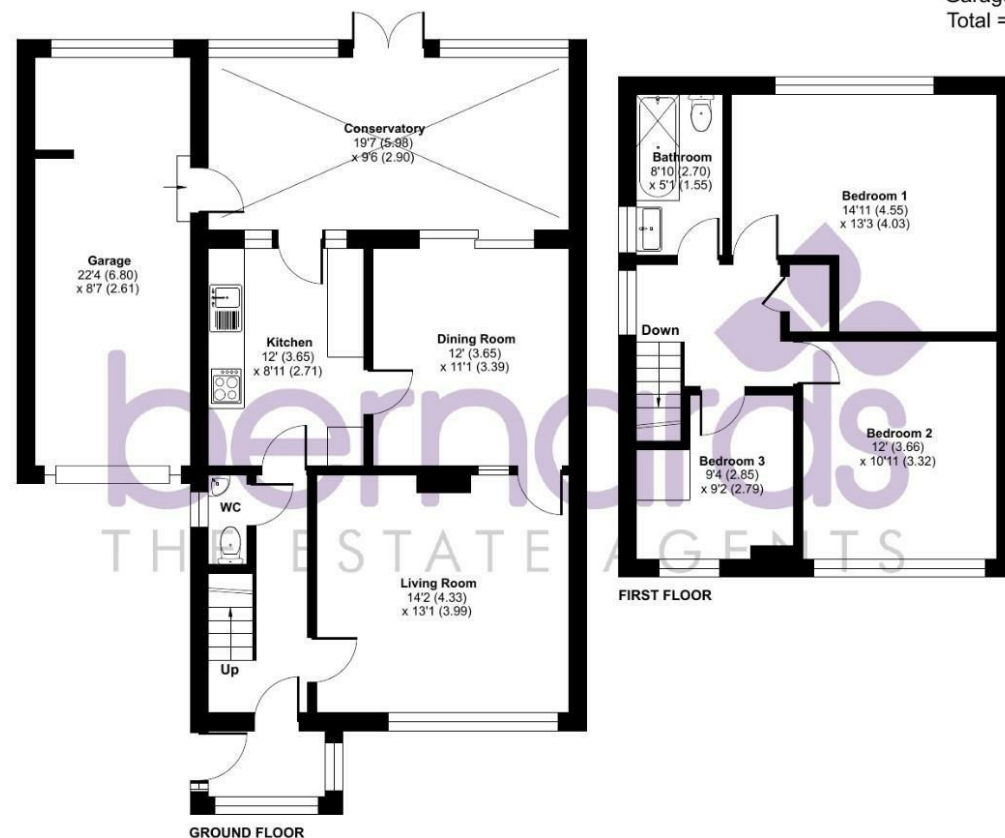
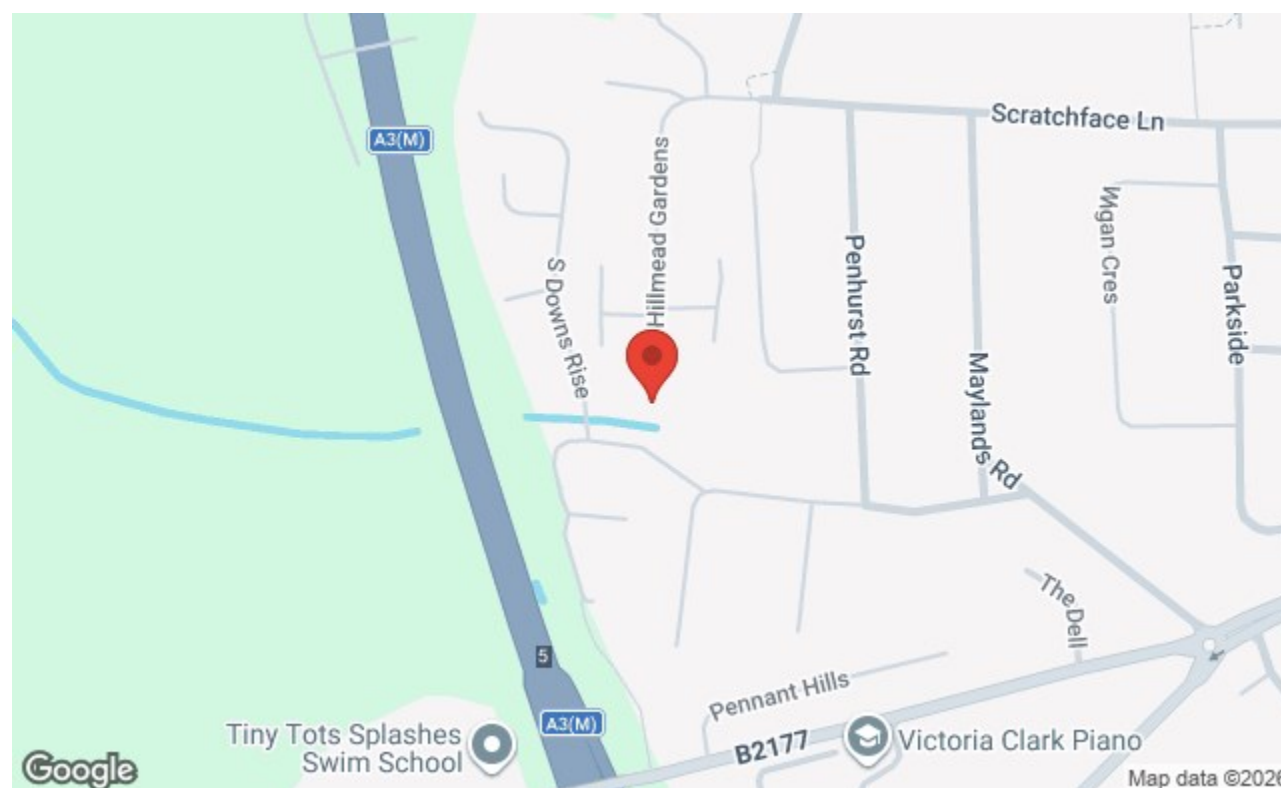


Hillmead Gardens, Havant, PO9

Approximate Area = 1252 sq ft / 116.3 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 1444 sq ft / 134.1 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1497853



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



Asking Price £350,000

Hillmead Gardens, Havant PO9 3NL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ CHAIN FREE
- ❖ SEMI DETACHED
- ❖ GARAGE
- ❖ DRIVEWAY
- ❖ DOWNSTAIRS WC
- ❖ SOUTH FACING GARDEN
- ❖ CONSERVATORY
- ❖ TWO RECEPTION ROOMS
- ❖ CALL TO VIEW

** CHAIN FREE SEMI DETACHED HOME **

Situated in a quiet cul-de-sac on the ever-popular Hillmead Gardens, this well-presented three-bedroom semi-detached home offers over 1,250 sq ft of versatile living space, a generous south-facing garden, garage and a driveway with parking for multiple vehicles.

The property is ideally located for families and commuters alike, with Havant town centre, local schools, parks and everyday amenities all within easy reach. Havant railway station provides direct services to Portsmouth, Chichester and London Waterloo, while the nearby A27 and A3(M) make travelling by road straightforward.

Stepping inside, the entrance porch opens into a welcoming hallway, leading through to a bright and comfortable living room at the front of the house. A separate dining room provides plenty of space for family meals and entertaining, while the kitchen sits at the heart of the home.

One of the standout features is the conservatory, creating an additional reception area that can be enjoyed throughout the year. Patio doors open onto the south-facing rear garden, offering a private space to relax, dine outdoors or enjoy gardening. The conservatory also provides access to the garage.

Upstairs, there are two spacious double bedrooms, a well-proportioned single bedroom and a family bathroom, making the layout ideal for growing families, those working from home or anyone needing flexible accommodation.

To the front, the property benefits from a driveway providing off-road parking for multiple vehicles, alongside access to the garage. The home also boasts a new roof and insulation as of this year.

Offered to the market with no forward chain, this is a fantastic opportunity to secure a spacious family home in a well-established residential location, close to excellent transport links, local schools and the open spaces of Staunton Country Park and the Hampshire coastline.

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



PROPERTY INFORMATION

ENTRANCE PORCH

LIVING ROOM

14'2" x 13'1" (4.33 x 3.99)

DINING ROOM

11'11" x 11'1" (3.65 x 3.39)

KITCHEN

11'11" x 8'10" (3.65 x 2.71)

CONSERVATORY

19'7" x 9'6" (5.98 x 2.90)

GARAGE

22'3" x 8'6" (6.80 x 2.61)

BEDROOM

14'11" x 13'2" (4.55 x 4.03)

BEDROOM

12'0" x 10'10" (3.66 x 3.32)

BEDROOM

9'4" x 9'1" (2.85 x 2.79)

BATHROOM

8'10" x 5'1" (2.70 x 1.55)

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

Havant Borough Council: BAND

COUNCIL TAX BAND C

Havant Borough Council: BAND C

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(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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