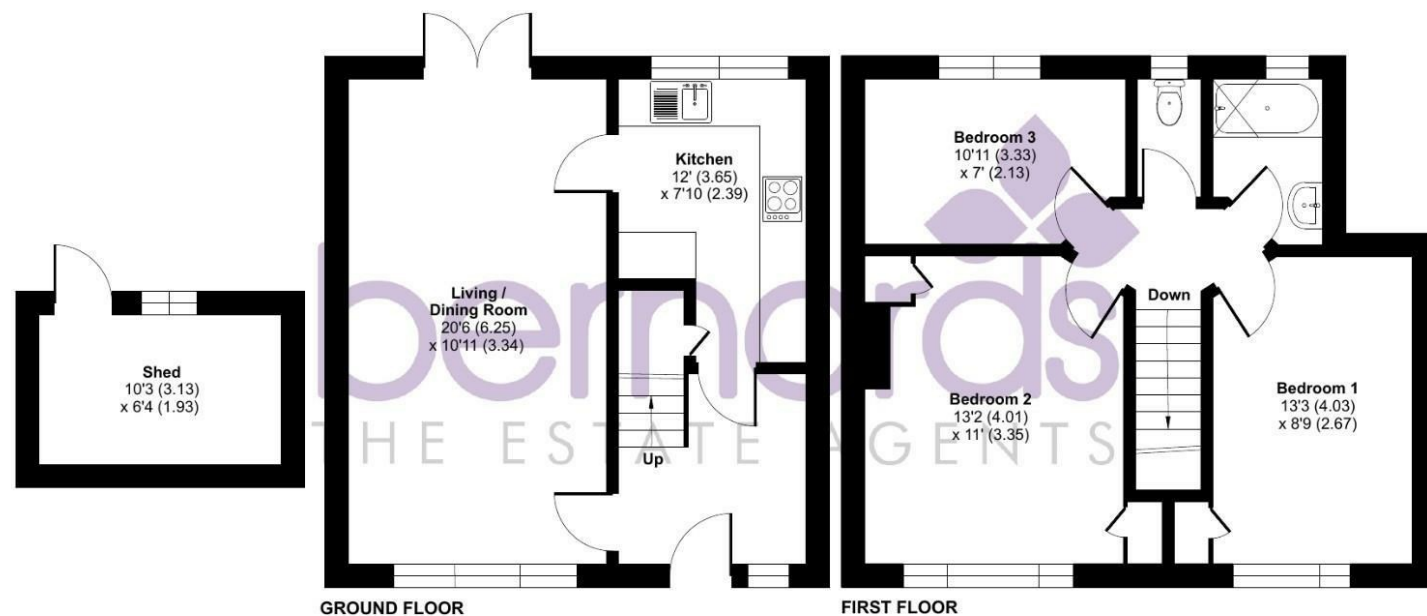


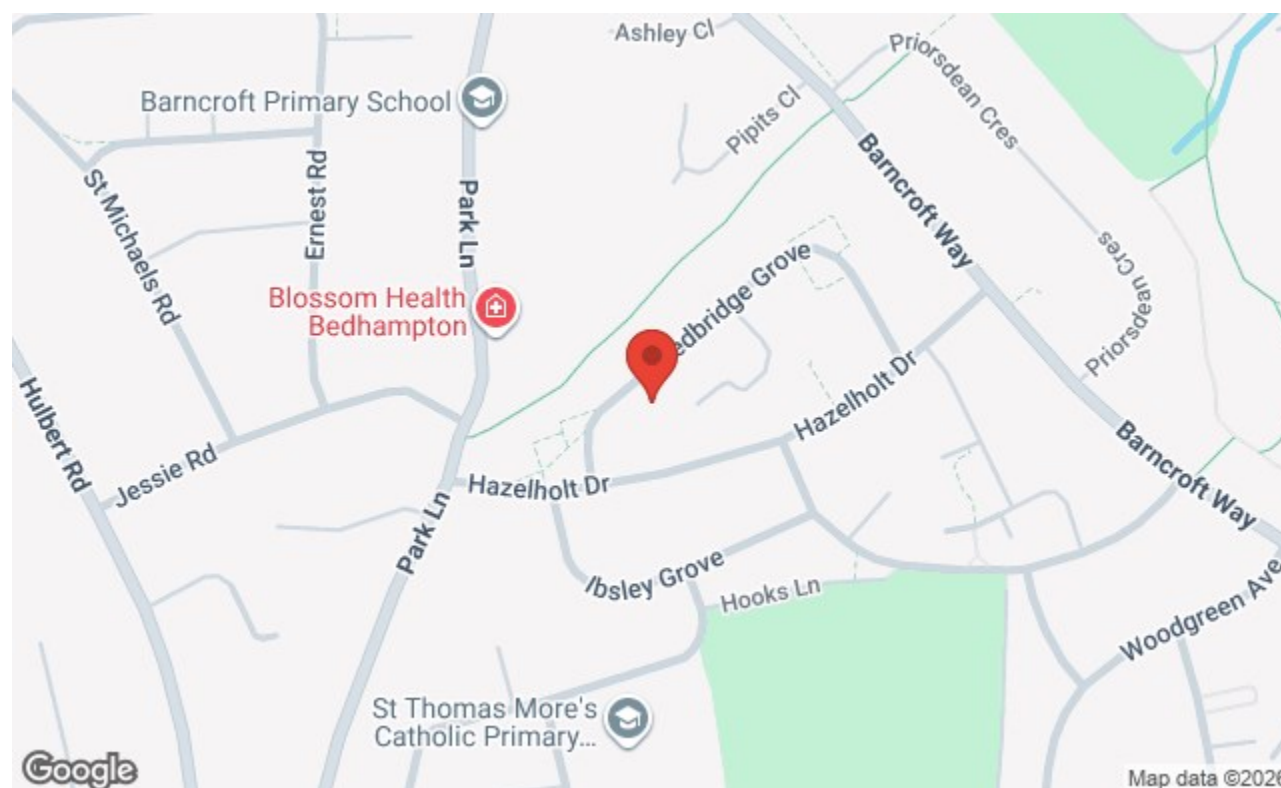


Redbridge Grove, Havant, PO9

Approximate Area = 845 sq ft / 78.5 sq m
Outbuilding = 65 sq ft / 6 sq m
Total = 910 sq ft / 84.5 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). © nichcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1458372



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



Price Guide £270,000

Redbridge Grove, Havant PO9 3DF

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED
- ❖ THREE BEDROOMS
- ❖ SOUTH FACING GARDEN
- ❖ BEEN RE-WIRED
- ❖ BRICK BUILD SHED
- ❖ GREAT FIRST TIME PURCHASE
- ❖ CLOSE TO PUBLIC TRANSPORT LINKS
- ❖ GENEROUS ROOMS
- ❖ IDEAL INVESTMENT
- CALL NOW TO VIEW

Welcome to this charming three-bedroom mid-terrace house located on Redbridge Grove in the desirable area of Havant. As you enter, you are greeted by a spacious hallway that provides access to the inviting lounge on your left. This well-proportioned lounge features patio doors that lead directly to the south-facing garden, allowing for an abundance of natural light and a seamless connection to outdoor living.

The kitchen, conveniently accessible from both the hallway and the lounge, is designed for practicality and ease of use. It offers a functional layout, perfect for both cooking and entertaining.

Upstairs, you will find three bedrooms, two of which are generously sized doubles, providing ample space for relaxation and rest. The property also includes a separate W.C. and a bathroom equipped with a bath and sink, catering to the needs of a modern family.

The garden is a delightful feature of this home, half laid to patio and lawn, making it an ideal space for outdoor gatherings or simply enjoying the sunshine. Additionally, the property benefits from side access, enhancing convenience.

Recent updates include a new boiler installed in 2022, a complete central heating system was replaced including new radiators / pipework throughout, along with a full re-wiring of the house, ensuring peace of mind for the new owner. New patio doors and a front door have also been installed, adding to the overall appeal and security of the property.

This lovely home in Havant is perfect for families or anyone seeking a comfortable and well-maintained residence. Don't miss the opportunity to make it your own.

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



PROPERTY INFORMATION

ENTRANCE HALLWAY

LIVING/DINING ROOM

20'6" x 10'11" (6.25 x 3.34)

KITCHEN

11'11" x 7'10" (3.65 x 2.39)

BEDROOM ONE

13'2" x 8'9" (4.03 x 2.67)

BEDROOM TWO

13'1" x 10'11" (4.01 x 3.35)

BEDROOM THREE

10'11" x 6'11" (3.33 x 2.13)

BATHROOM

SHED

10'3" x 6'3" (3.13 x 1.93)

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

HAVANT COUNCIL TAX BAND

Havant Borough Council: BAND B

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.



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