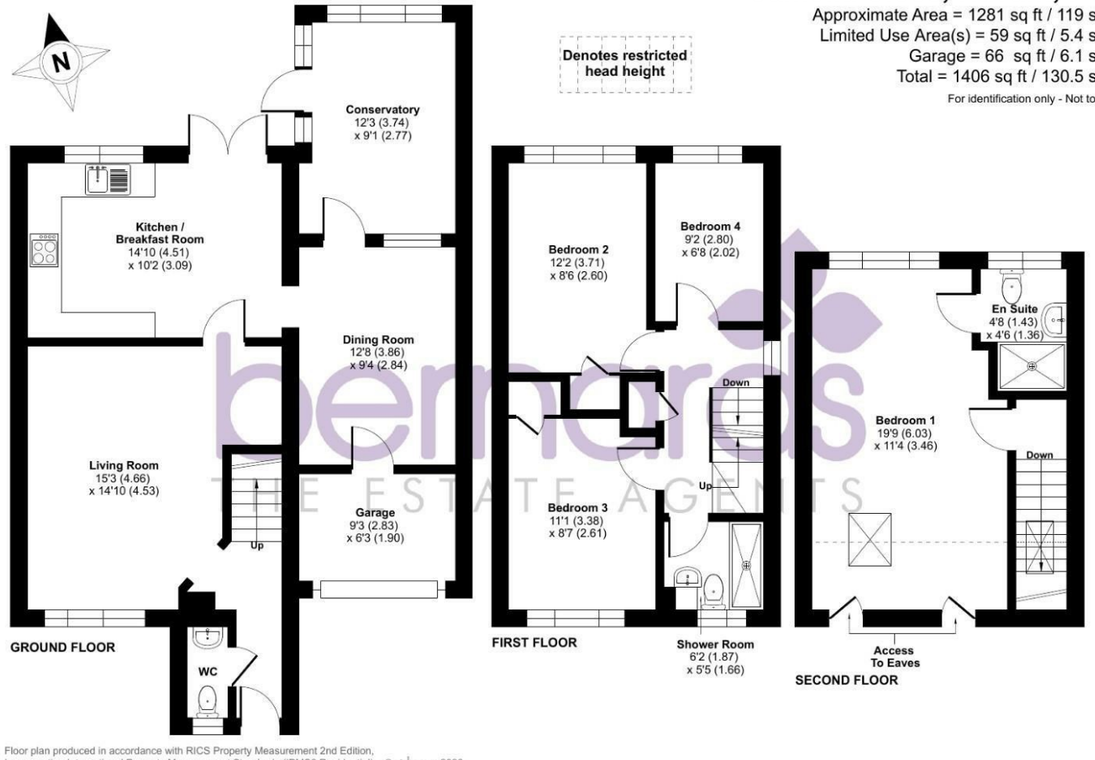
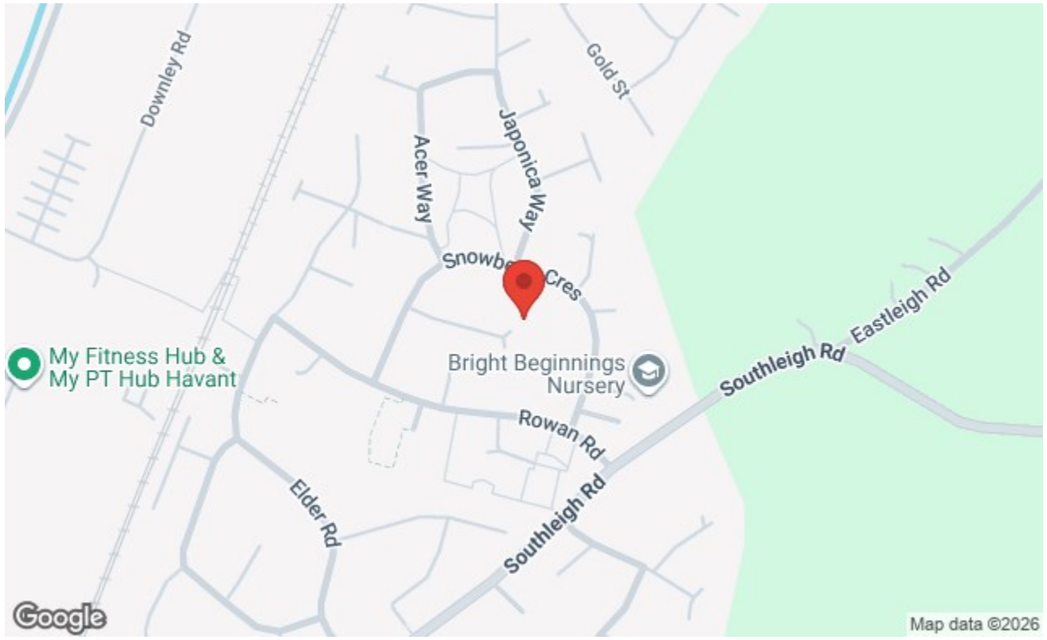


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1435260



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HIGHLIGHTS

- EXTENDED FAMILY HOME
- SOUGHT AFTER LOCATION
- GARAGE & DRIVEWAY
- THREE FLOORS
- PRIVATE REAR GARDEN
- TWO RECEPTION ROOMS
- CONSERVATORY
- WARBLINGTON
- BEAUTIFULLY PRESENTED
- CALL TO VIEW

** EXTENDED FAMILY HOME **

Situated in the sought-after Warblington area of Havant, this beautifully presented semi-detached home offers an ideal family home for those seeking comfort and space. With four well-proportioned bedrooms, including a top-floor master suite complete with an en suite, this property is designed to cater to the needs of modern family living.

The house boasts two separate reception rooms and an additional conservatory currently operating as a dining area, providing ample space for relaxation, entertainment, and family gatherings. Each room is filled with natural light with the ground floor boasting triple glazed windows, creating a warm and welcoming atmosphere throughout the home. The extended layout enhances the living space, ensuring that every family member can enjoy their own area while still coming together in shared spaces.

Having undergone major refurbishment in 2022, the property is situated in a desirable location, making it perfect for families looking to settle in a friendly community. With local amenities, schools, and parks nearby, this home is not only a beautiful retreat but also a practical choice for everyday life.

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

PROPERTY INFORMATION

LIVING ROOM
15'3" x 14'10" (4.66 x 4.53)

KITCHEN / BREAKFAST ROOM
14'9" x 10'1" (4.51 x 3.09)

DINING ROOM
12'7" x 9'3" (3.86 x 2.84)

CONSERVATORY
12'3" x 9'1" (3.74 x 2.77)

WC

GARAGE
9'3" x 6'2" (2.83 x 1.90)

BEDROOM
19'9" x 11'4" (6.03 x 3.46)

EN SUITE
4'8" x 4'5" (1.43 x 1.36)

BEDROOM
12'2" x 8'6" (3.71 x 2.60)

BEDROOM
11'1" x 8'6" (3.38 x 2.61)

BEDROOM
9'2" x 6'7" (2.80 x 2.02)

BATHROOM
6'1" x 5'5" (1.87 x 1.66)

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 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.

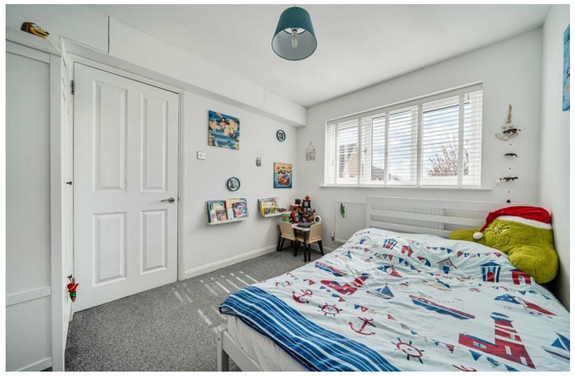
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

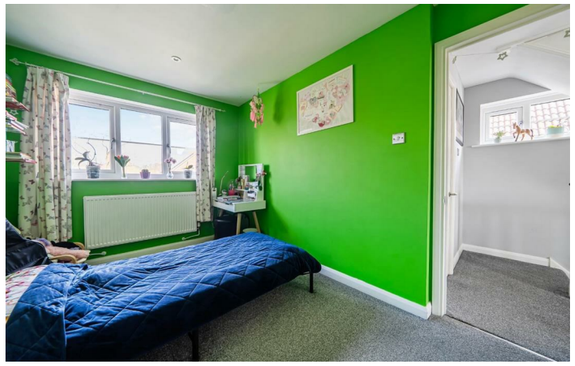
OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

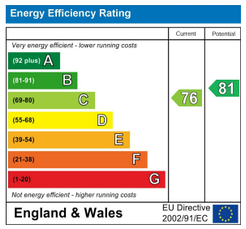
PROPERTY REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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 OF PROPERTY
Freehold







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