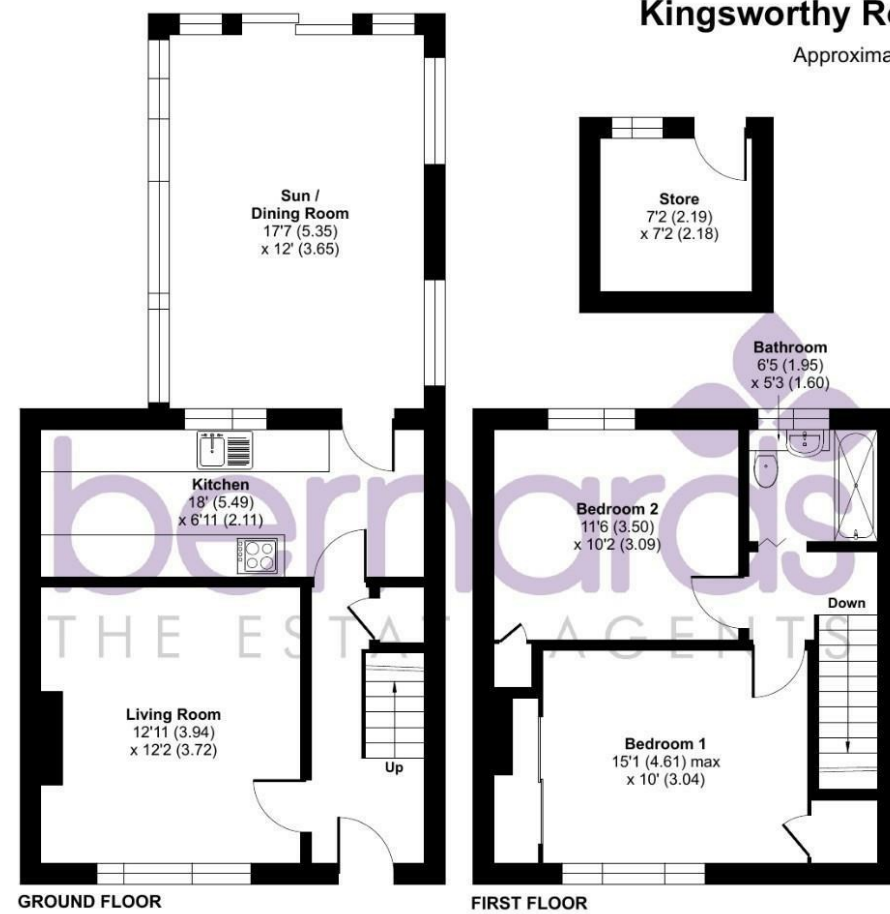




Kingsworthy Road, Havant, PO9

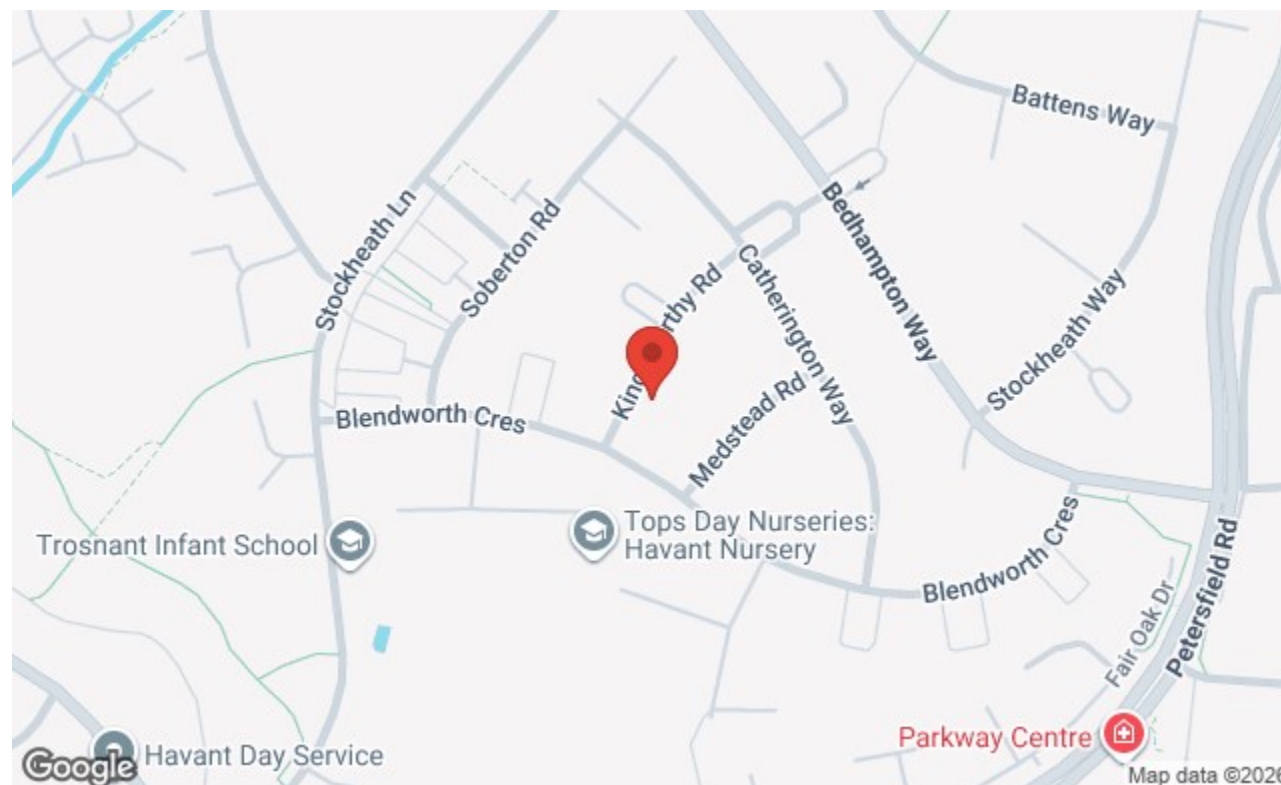
Approximate Area = 954 sq ft / 88.6 sq m
Garage = 51 sq ft / 4.7 sq m
Total = 1005 sq ft / 93.3 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1482944



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Guide Price £230,000

Kingsworthy Road, Havant PO9 2BJ

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ CHAIN FREE
- ❖ TERRACED HOME
- ❖ TWO BEDROOMS
- ❖ HUGE POTENTIAL
- ❖ EXTENDED
- ❖ GENEROUS GARDEN
- ❖ ROOM TO MODERNISE
- ❖ POTENTIAL OFF ROAD PARKING
- ❖ MODERN BATHROOM
- ❖ CALL TO VIEW

** CHAIN FREE TERRACED HOME **

Situated on Kingsworthy Road, a well-established residential street in Havant, this two-bedroom mid-terrace home offers generous living space, a sunny garden and plenty of scope for improvement, making it an ideal opportunity for first-time buyers, investors or anyone looking to create a home of their own.

The property opens into a bright and spacious living room at the front of the house, while the kitchen spans the full width of the rear, providing ample workspace and storage. Beyond the kitchen, a useful extension creates a versatile additional reception area that would work equally well as a dining room, family room or home office. Outside, the south-east facing rear garden enjoys plenty of sunshine throughout the day and offers a great space for entertaining, gardening or simply relaxing. A brick-built store provides valuable external storage.

Upstairs are two well-proportioned double bedrooms and a modern family bathroom. Subject

to the necessary permissions, there is also potential to create off-road parking to the front of the property.

While some updating would enhance the home, it already offers a solid layout and excellent potential for a buyer looking to add value and personalise the space. Offered to the market with no forward chain, the property is ready for its next chapter.

Kingsworthy Road is conveniently positioned for everyday amenities, with Havant town centre, local shops, supermarkets and cafés all within easy reach. Havant railway station provides direct services to Portsmouth, Chichester and London Waterloo, making the area popular with commuters. For those who enjoy the outdoors, the coastline at Langstone Harbour and the nearby South Downs National Park offer a wealth of walking, cycling and leisure opportunities.

A spacious home in a convenient location with plenty of potential, this is a property that offers far more than first meets the eye.

Call today to arrange a viewing

02392 482147

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PROPERTY INFORMATION

LIVING ROOM
12'11" x 12'2" (3.94 x 3.72)

KITCHEN
18'0" x 6'11" (5.49 x 2.11)

SUN / DINING ROOM
17'6" x 11'11" (5.35 x 3.65)

BEDROOM
15'1" x 9'11" (4.61 x 3.04)

BEDROOM
11'5" x 10'1" (3.50 x 3.09)

BATHROOM
6'4" x 5'2" (1.95 x 1.60)

STORE
7'2" x 7'1" (2.19 x 2.18)

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 B
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.

TENURE

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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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