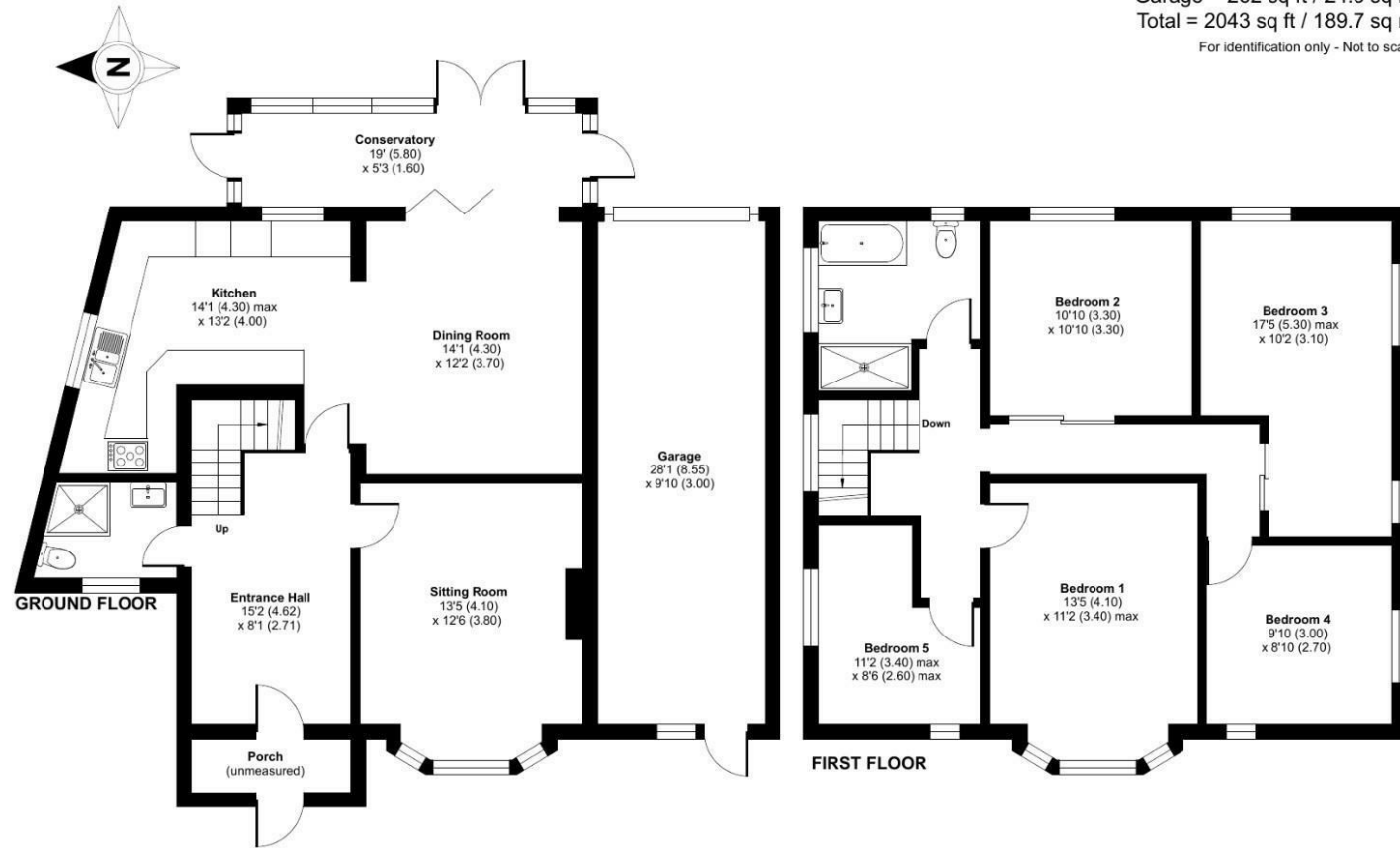


Approximate Area = 1781 sq ft / 165.4 sq m (exclude porch)  
 Garage = 262 sq ft / 24.3 sq m  
 Total = 2043 sq ft / 189.7 sq m  
 For identification only - Not to scale

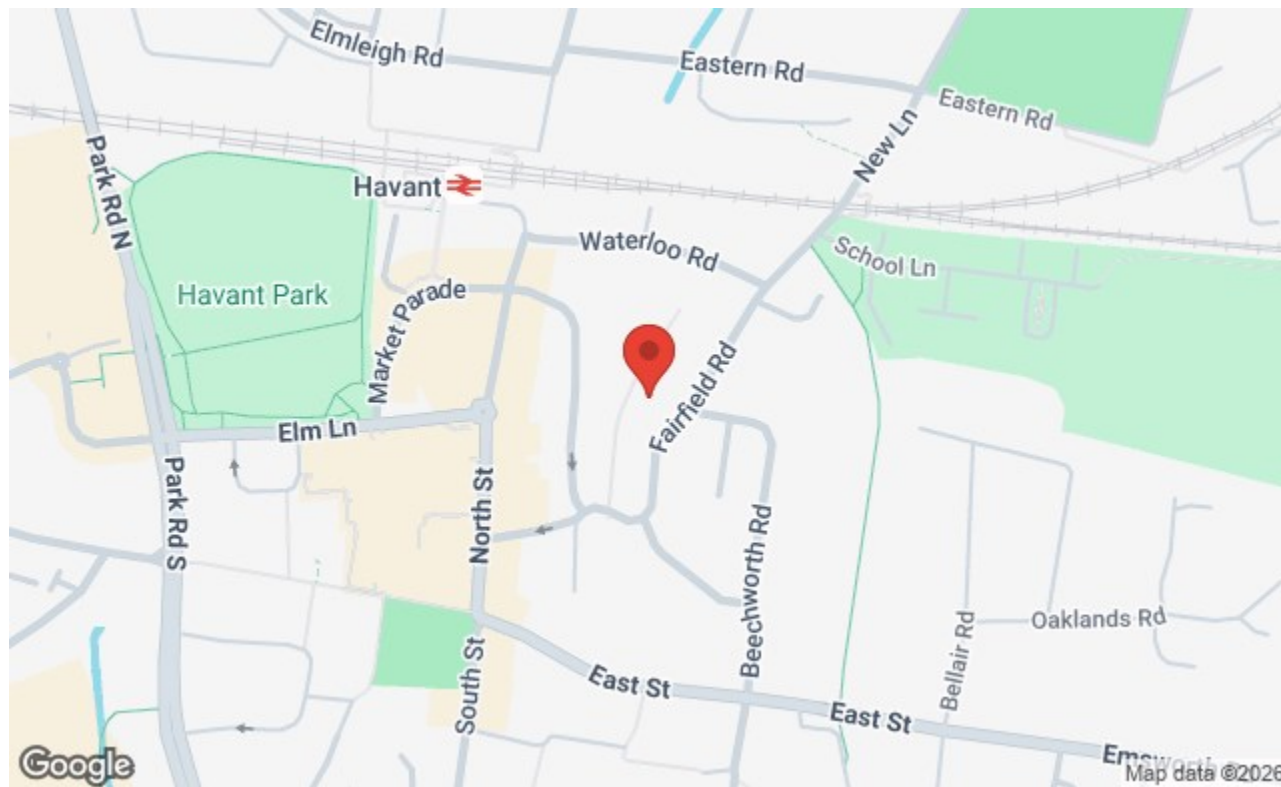


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Taylor Hill & Bond. REF: 1169107



£3,000

Manor Close, Havant PO9 1BD



## HIGHLIGHTS

- ❖ Detached Family Home
- ❖ Lounge with Character Features
- ❖ Modernised Kitchen/Family Room
- ❖ Ground Floor Shower Room
- ❖ Beautifully Renovated Throughout
- ❖ Five Great Size Bedrooms
- ❖ Contemporary Family Bathroom
- ❖ Private Sunny Rear Garden
- ❖ Original Porthole Windows
- Double Length Garage

Located in a sought-after central Havant position, this five-bedroom detached home offers high-specification living, a landscaped rear garden, and off-road parking, all within easy walking distance of the town centre and excellent transport links.

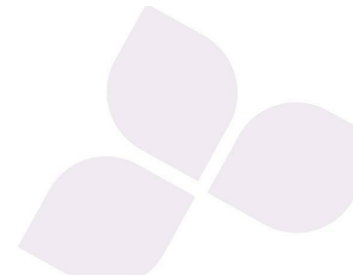
The property is approached via an attractive, mature frontage, leading into a spacious entrance hall with access to all ground floor rooms. A convenient downstairs shower room sits just off the hallway. The kitchen is finished in a classic shaker style with ample storage, space for freestanding appliances, and integrated cooking facilities, flowing into a versatile open-plan living and entertaining area. The main living room is generously sized, neutrally decorated, and positioned to the

front, enjoying a peaceful outlook. Bi-fold doors open into the conservatory, which in turn leads out to the garden and garage.

Upstairs, the property offers five well-proportioned bedrooms and a modern family bathroom with both bath and separate shower. The principal bedroom features a large bay window, creating a bright and airy feel, while bedrooms two and three are also spacious. Bedrooms four and five provide flexibility, with the fifth currently used as a home office.

Externally, the rear garden is mainly laid to lawn with a paved seating area, shingle pathways, and brick-built storage. The driveway and garage are accessed from within the garden.

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



Call today to arrange a viewing

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# PROPERTY INFORMATION

**SITTING ROOM**  
13'5" x 12'5" (4.10 x 3.80)

**DINING ROOM**  
14'1" x 12'1" (4.30 x 3.70)

**KITCHEN**  
14'1" x 13'1" (4.30 x 4.00)

**CONSERVATORY**  
19'0" x 5'2" (5.80 x 1.60)

**BEDROOM ONE**  
13'5" x 11'1" (4.10 x 3.40)

**BEDROOM TWO**  
10'9" x 10'9" (3.30 x 3.30)

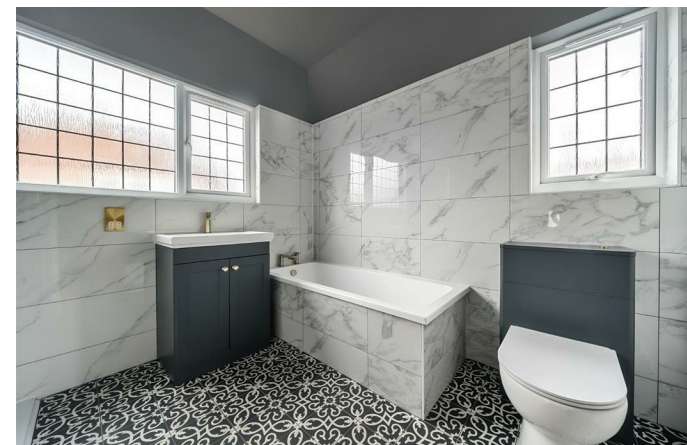
**BEDROOM THREE**  
17'4" x 10'2" (5.30 x 3.10)

**BEDROOM FOUR**  
9'10" x 8'10" (3.00 x 2.70)

**BEDROOM FIVE**  
11'1" x 8'6" (3.40 x 2.60)

**GARAGE**  
28'0" x 9'10" (8.55 x 3.00)

**COUNCIL TAX BAND F**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>65</b>	
EU Directive 2002/91/EC	
England & Wales	



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