

GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 459 sq.ft. (42.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2025)



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t: 02392 482147



Offers In Excess Of £120,000

Little Hackets, Havant PO9 5EQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ One Bedroom Apartment
- ❖ Ground-Floor
- ❖ No Forward Chain
- ❖ Close To Local Amenities
- ❖ Direct Bus Links Into City Centre's
- ❖ Direct Train Line Into Central London
- ❖ Superb First Time Purchase
- ❖ Ideal For Landlords
- ❖ External Shed Storage
- Call To View!

This delightful ground floor one-bedroom maisonette presents an excellent opportunity for first-time buyers and property investors alike. With a total area of 459 square feet, the property is marketed with no forward chain, ensuring a smooth transition for its new owners.

The maisonette boasts a prime location, providing convenient access to local schools, shops, and direct bus links to nearby cities, making it an ideal choice for those seeking both comfort and connectivity. Upon entering, you are welcomed into a spacious lounge that offers ample room for home furnishings, complemented by an abundance of natural light that creates a warm and inviting atmosphere.

The kitchen is well-equipped with generous cupboard storage and sufficient space for essential white goods, making it a practical area for culinary pursuits. The bedroom is a good-sized double, featuring fitted wardrobes that provide functionality. The bathroom is thoughtfully designed, featuring a fitted bath with an overhead shower and a basin, while a separate WC adds to the convenience of the layout.

Externally, the property includes a shed, providing additional storage space for outdoor equipment or personal belongings. This maisonette is a wonderful opportunity to secure a comfortable home, perfect for those looking to make their first step onto the property ladder or expand their investment portfolio.

Call today to arrange a viewing  
02392 482147  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LOUNGE**  
13'7" x 12'10" (4.15m x 3.93m)

**KITCHEN**  
6'3" x 9'7" (1.91m x 2.93m)

**BEDROOM**  
9'8" x 14'2" (2.95m x 4.34m)

**BATHROOM**  
6'3" x 5'4" (1.91m x 1.63m)

**WC**  
2'11" x 5'9" (0.91m x 1.77m)

## 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 A

## LEASEHOLD FURTHER INFORMATION

Lease Length: 80 years remaining  
Ground Rent: £150 per annum Service Charge: £1097 per annum  
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

## 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

Leasehold



| 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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