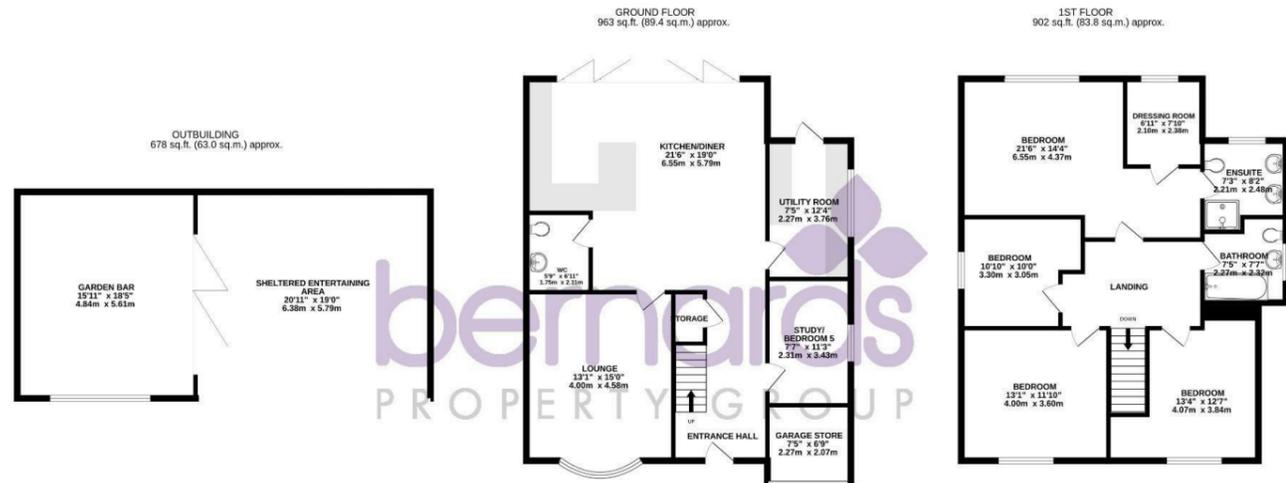




Guide Price £875,000

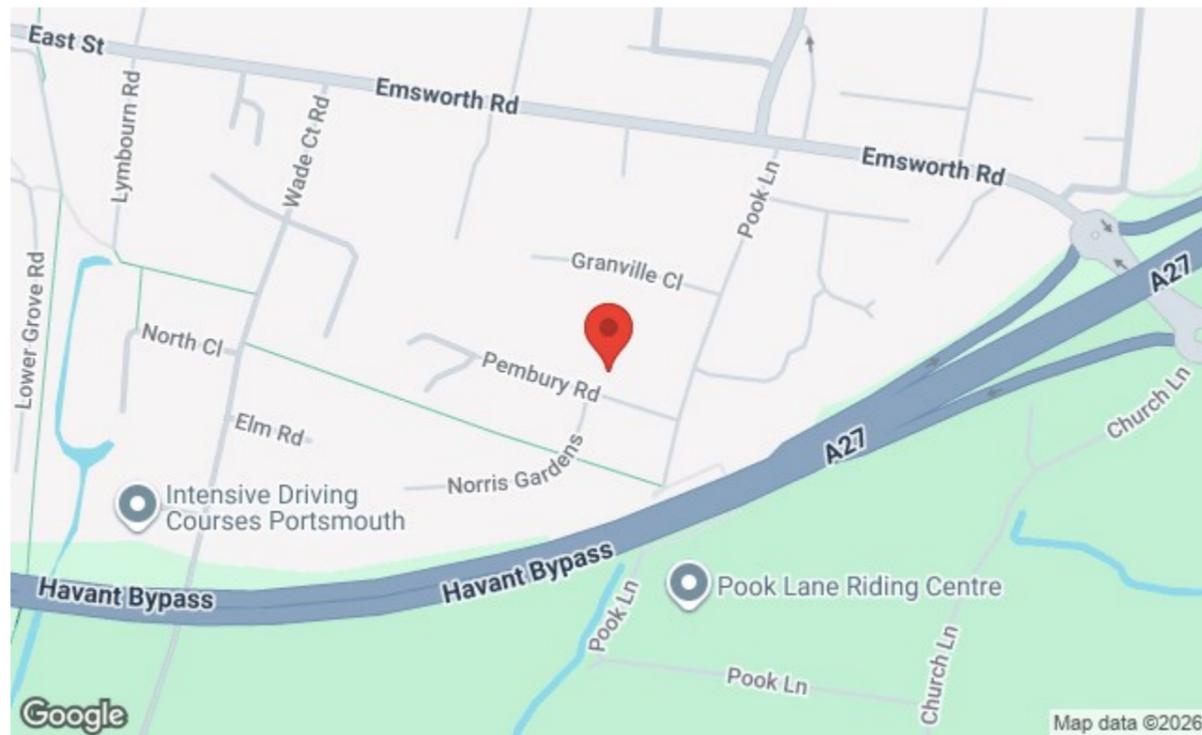
Pembury Road, Havant PO9 2TS



TOTAL FLOOR AREA : 2542 sq.ft. (236.2 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.

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** STUNNING DETACHED HOME **

HIGHLIGHTS

- ❖ STUNNING PROPERTY
- ❖ GARDEN BAR
- ❖ DETACHED HOME
- ❖ MODERNISED AND EXTENDED
- ❖ GENEROUS GARDEN
- ❖ EV CHARGING POINT
- ❖ SOUGHT AFTER LOCATION
- ❖ TRIPLE GLAZED
- ❖ BIFOLD DOORS TO GARDEN
- ❖ FAMILY HOME

Tucked away along Pembury Road in Havant, this substantial detached residence offers over 2,500 sq ft of versatile accommodation, combining mid-century character with thoughtful modern updates. The property sits within easy reach of Havant town centre, where a range of independent shops, cafés and everyday amenities can be found, while excellent transport links—including Havant railway station with direct routes to London Waterloo—make it an appealing choice for commuters. The nearby South Downs National Park and the coastal attractions of Hayling Island also provide fantastic opportunities for outdoor recreation.

Internally, the home has been arranged to suit both family living and entertaining. A welcoming entrance hall leads through to multiple reception spaces, including a snug sitting room at the front of the home and an additional family room that could equally serve as a home office or additional bedroom. The kitchen has been designed as a sociable hub of the house, with ample worktop space

and an island, fitted units and room for dining, with bi-fold doors to the garden.

Upstairs, the property offers four well-proportioned bedrooms, with the principal bedroom benefitting from its own en-suite facilities, while the remaining bedrooms are served by a modern family bathroom. The layout provides flexibility for growing families, guests or those working from home.

Externally, the generous rear garden has been landscaped to create distinct areas for relaxation and entertaining, including a summer house currently arranged as a bar—perfect for hosting during the warmer months. To the front, there is ample off-road parking, and the inclusion of an electric vehicle charging point adds a practical, forward-thinking touch.

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



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PROPERTY INFORMATION

- LOUNGE**
13'1" x 15'0" (4.00 x 4.58)
- KITCHEN/DINER**
21'5" x 18'11" (6.55 x 5.79)
- UTILITY ROOM**
7'5" x 18'11" (2.27 x 5.79)
- STUDY/BEDROOM**
7'6" x 11'3" (2.31 x 3.43)
- GARAGE STORE**
7'5" x 6'9" (2.27 x 2.07)
- WC**
5'8" x 6'11" (1.75 x 2.11)
- MASTER BEDROOM**
21'5" x 14'4" (6.55 x 4.37)
- DRESSING ROOM**
6'10" x 7'9" (2.10 x 2.38)
- ENSUITE**
7'3" x 8'1" (2.21 x 2.48)
- BEDROOM**
13'1" x 11'9" (4.00 x 3.60)
- BEDROOM**
13'4" x 12'7" (4.07 x 3.84)
- BEDROOM**
10'9" x 10'0" (3.30 x 3.05)
- BATHROOM**
7'5" x 7'7" (2.27 x 2.32)
- GARDEN BAR**
15'10" x 18'4" (4.84 x 5.61)
- SHELTERED ENTERTAINING AREA**
20'11" x 18'11" (6.38 x 5.79)
- 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
- COUNCIL TAX BAND F**
Havant Borough Council: BAND F
- MORTGAGE & PROTECTION**
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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.

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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



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			
		73	78

EU Directive 2002/91/EC
England & Wales



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