



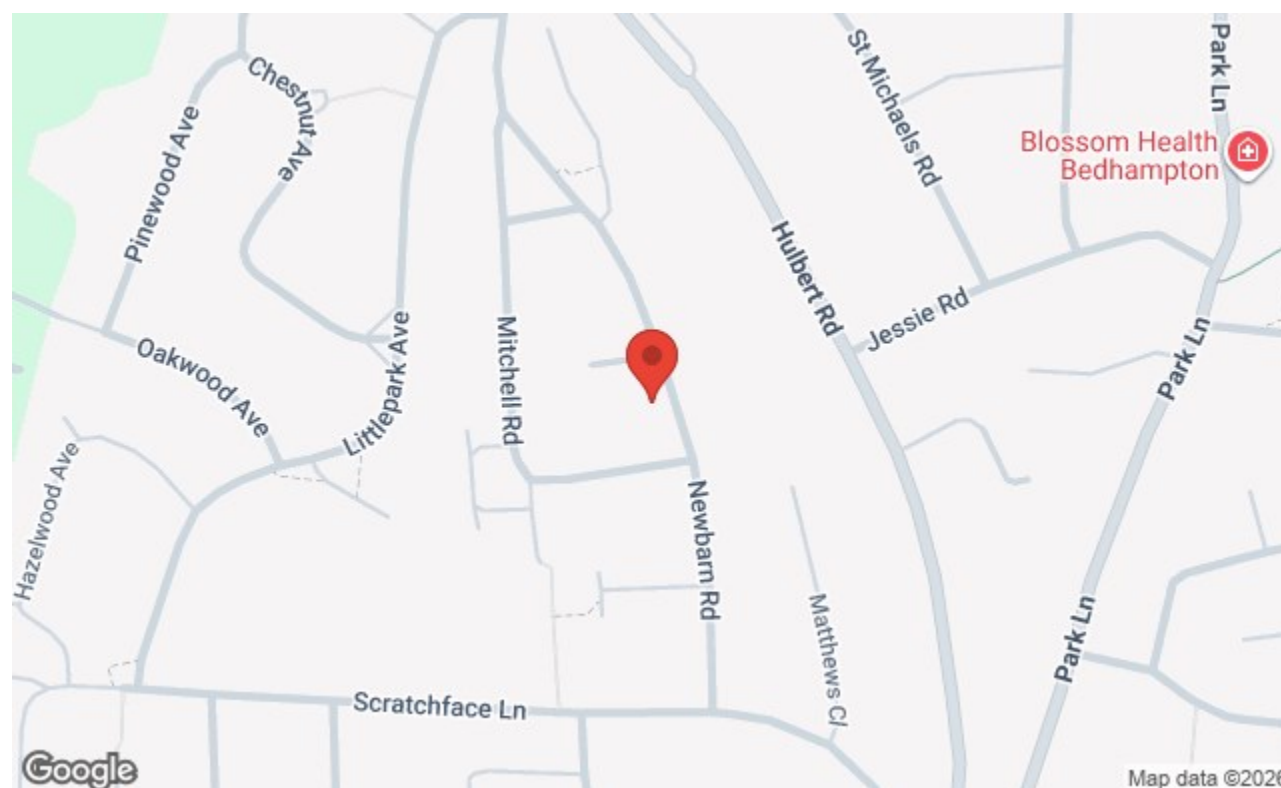
Newbarn Road, Havant, PO9

Approximate Area = 1069 sq ft / 99.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1421739



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
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Guide Price £325,000

Newbarn Road, Havant PO9 3PY

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ END TERRACE
- ❖ LIVING ROOM
- ❖ KITCHEN
- ❖ SHOWER ROOM
- ❖ GENEROUS GARDEN
- ❖ OFF ROAD PARKING
- ❖ POPULAR LOCATION
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

Situated along Newbarn Road in the charming town of Havant, this delightful end-of-terrace home offers an excellent balance of comfort, space, and practicality. Extending to approximately 1,069 sq ft, the property is ideally suited to small families, couples, or those seeking additional room to work or relax.

Upon entering, you are welcomed by a bright and spacious living room, providing a warm and inviting setting for both everyday living and entertaining. The well-appointed kitchen has been thoughtfully designed to maximise both efficiency and enjoyment.

The property benefits from a generously sized principal bedroom on the ground floor with the flexibility of being used as a dining area, which enjoys direct access to a shower room, ideal for convenience and flexible living arrangements.

Upstairs, there are two further well-proportioned bedrooms, complemented by an additional shower room, ensuring practicality for busy households or visiting guests.

Externally, the home truly excels with its substantial rear garden, perfect for outdoor dining, gardening, or family activities. To the front, there is off-road parking for up to three vehicles, a rare and highly desirable feature.

Combining generous proportions, a flexible layout, and a sought-after location, this charming home presents an excellent opportunity for prospective buyers. Early viewing is highly recommended.

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



PROPERTY INFORMATION

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 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 OF PROPERTY

Freehold

LIVING ROOM

16'9" x 12'5" (5.13 x 3.81)

KITCHEN

16'9" x 11'3" (5.12 x 3.44)

BEDROOM ONE

18'0" x 12'8" (5.49 x 3.88)

SHOWER ROOM

7'7" x 6'0" (2.33 x 1.85)

BEDROOM TWO

16'10" x 10'1" (5.14 x 3.08)

BEDROOM THREE

11'10" x 10'11" (3.61 x 3.33)

SHOWER ROOM

7'8" x 5'4" (2.34 x 1.65)



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	72	77
England & Wales		

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