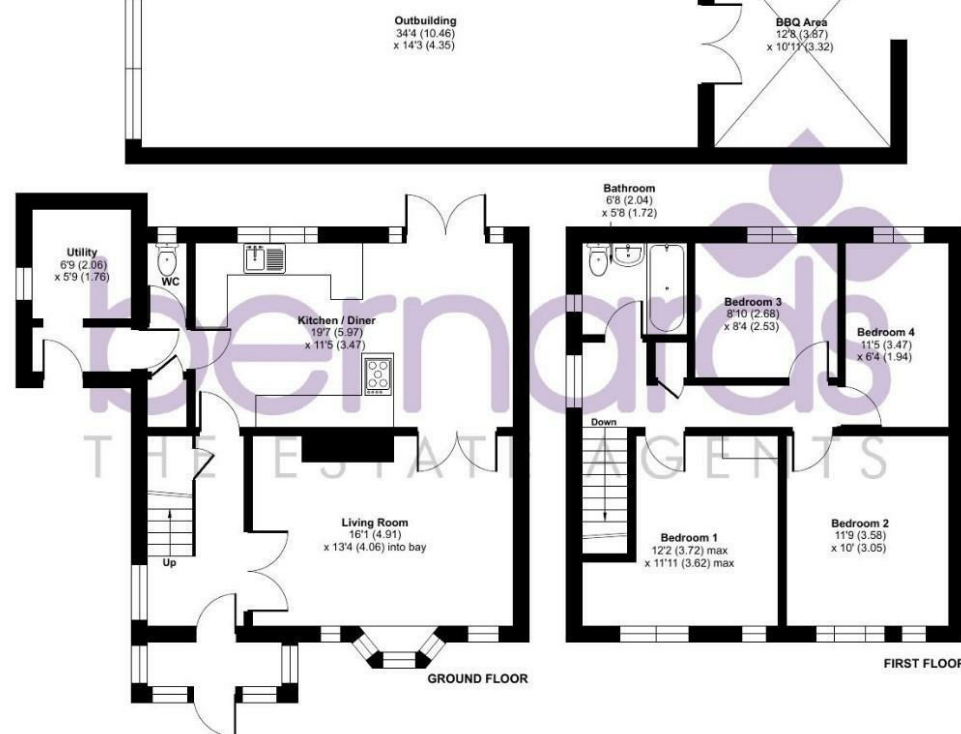


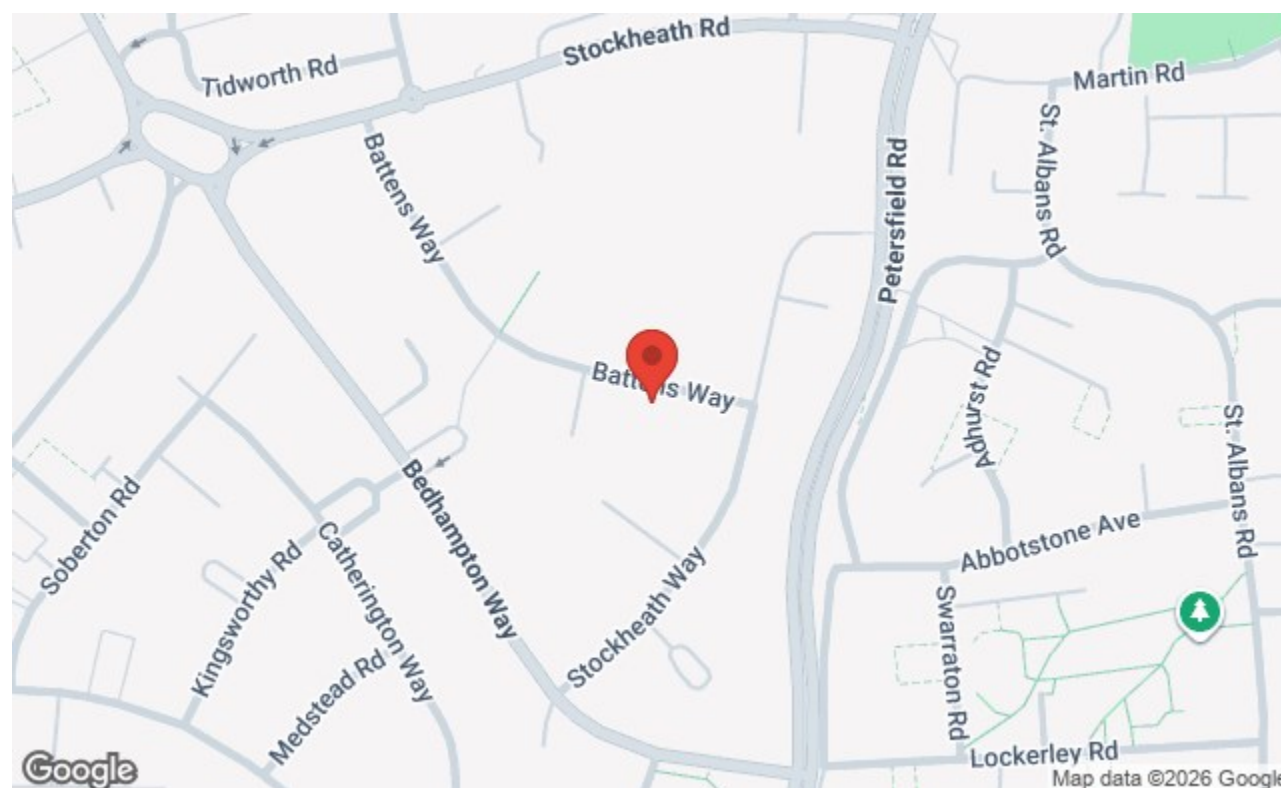


Battens Way, Havant, PO9

Approximate Area = 1171 sq ft / 108.7 sq m (excludes BBQ area)
Garage = 490 sq ft / 45.5 sq m
Total = 1661 sq ft / 154.2 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: 1534521



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



Guide Price £350,000
Battens Way, Havant PO9 2DX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- SEMI-DETACHED
- FOUR BEDROOMS
- OPEN KITCHEN DINER
- UTILITY ROOM
- DOWNSTAIRS W.C
- BATHROOM
- DRIVEWAY PARKING
- OUTBUILDING
- LARGE GARDEN
- A MUST VIEW

** STUNNING SEMI-DETACHED HOME **

Situated in a popular residential area of Havant, this spacious family home offers versatile accommodation, making it an excellent choice for growing families or those looking for additional space to work from home.

The ground floor welcomes you with an entrance porch leading into the living room, providing a comfortable space to relax and unwind. The kitchen and dining area offers a sociable setting for everyday family life and entertaining, with access to the adjoining areas of the home. There is also a separate utility room and a convenient ground floor WC, adding practicality to the layout.

Upstairs, the property benefits from four bedrooms, offering flexibility for family members, guests or a home office, alongside a family bathroom. The arrangement of the accommodation provides plenty of scope to suit a variety of lifestyles.

Outside, the property boasts a very generous

south-facing garden, providing a wonderful space to enjoy the sunshine throughout the day, entertain family and friends or simply relax outdoors. A separate BBQ area further enhances the garden's appeal, making it ideal for summer gatherings. The detached outbuilding offers a range of potential uses, whether as a hobby room, home office, gym or additional storage, subject to any necessary consents.

For those who enjoy the outdoors, the surrounding area offers plenty to explore, from the open green spaces of Staunton Country Park to the scenic coastal walks around Langstone Harbour. Hayling Island, with its beaches and traditional seaside atmosphere, is also within reach, while the nearby South Downs provide further opportunities for walking and enjoying the countryside.

Offering flexible living accommodation, a generous south-facing garden, a useful detached outbuilding and a convenient location, this property presents an excellent opportunity for buyers seeking a well-rounded family home in the Havant.

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



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
16'1" x 13'3" (4.91 x 4.06)

KITCHEN DINER
19'7" x 11'4" (5.97 x 3.47)

UTILITY
6'9" x 5'9" (2.06 x 1.76)

DOWNSTAIRS W.C

BEDROOM ONE
12'2" x 11'10" (3.72 x 3.62)

BEDROOM TWO
11'8" x 10'0" (3.58 x 3.05)

BEDROOM THREE
8'9" x 8'3" (2.68 x 2.53)

BEDROOM FOUR
11'4" x 6'4" (3.47 x 1.94)

OUTBUILDING
34'3" x 14'3" (10.46 x 4.35)

COUNCIL TAX BAND B

The local authority is Havant borough council. BAND : B

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal

company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

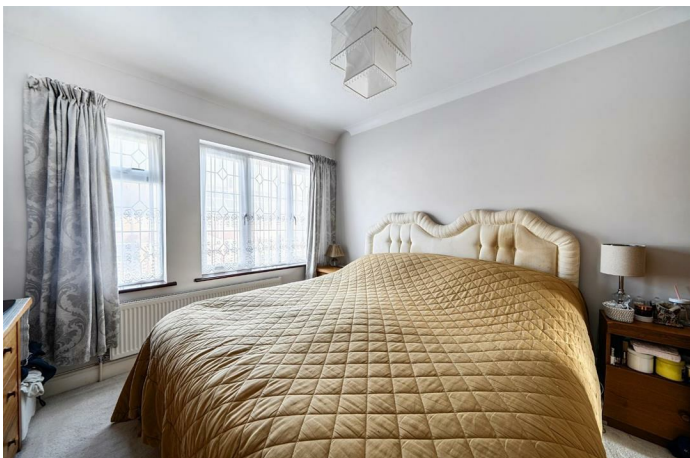
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

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

TENURE
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		
EU Directive 2002/91/EC	73	79
England & Wales		



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

