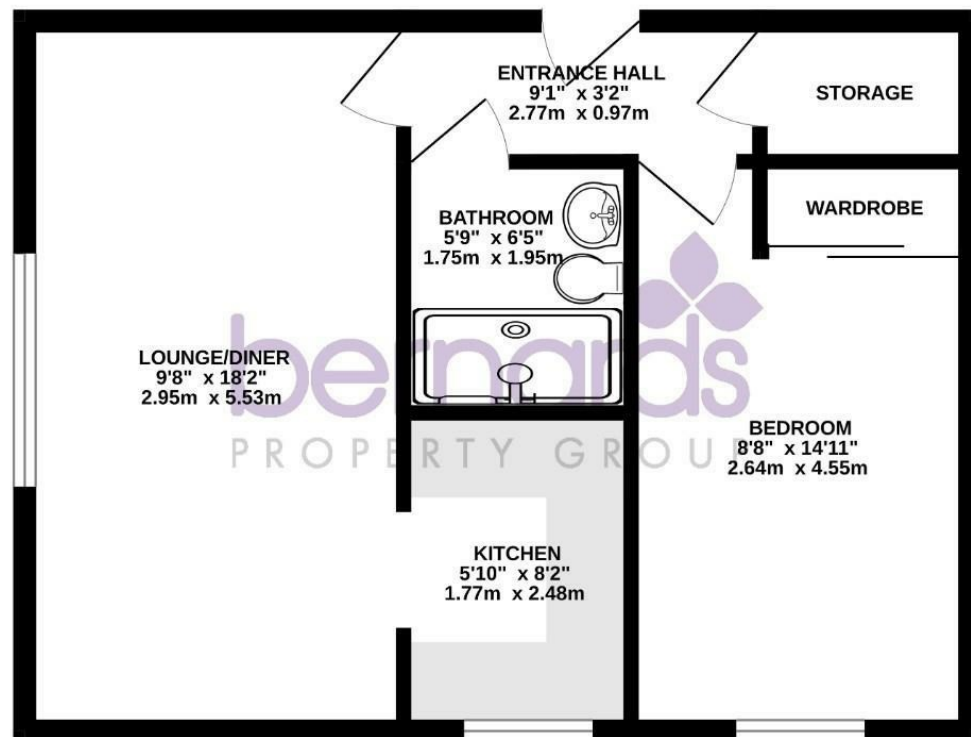
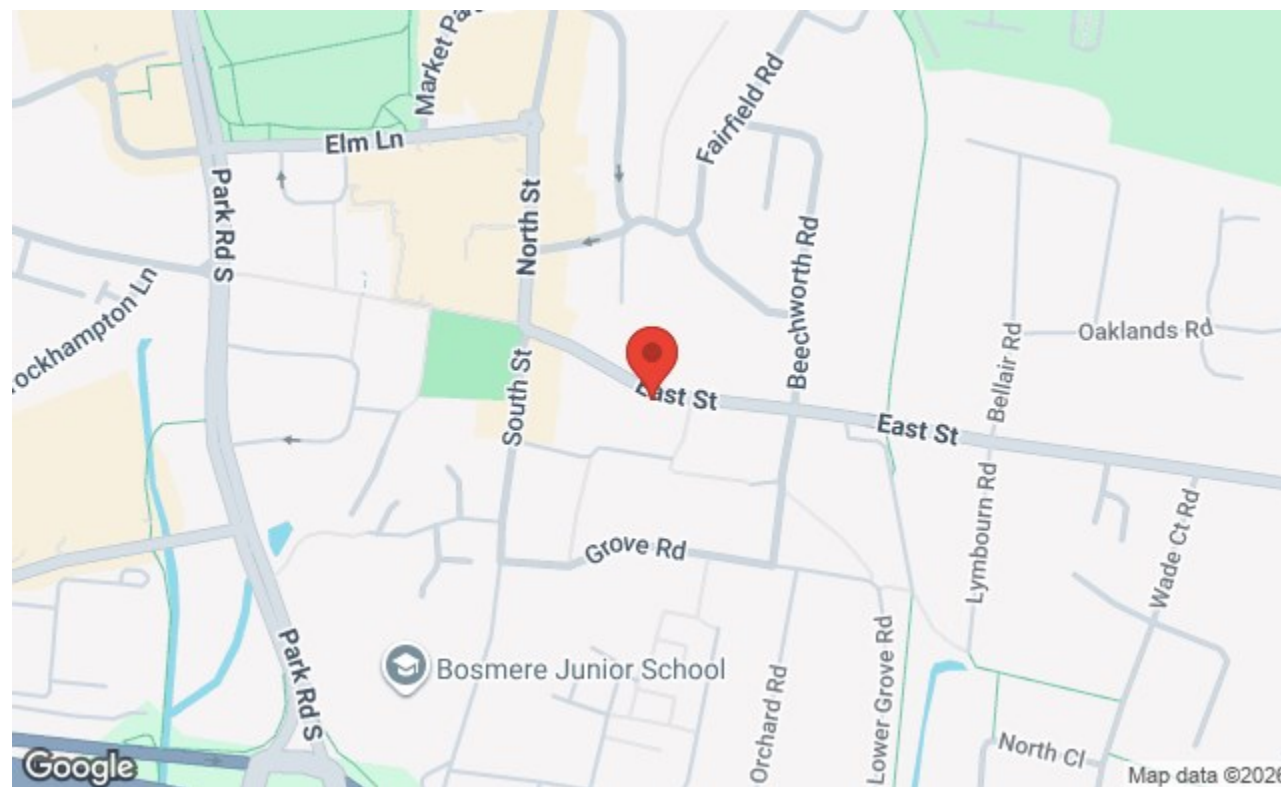


1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 438 sq.ft. (40.7 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.
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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



Guide Price £95,000

East Street, Havant PO9 1QS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ RETIREMENT
- ❖ LOUNGE/DINER
- ❖ KITCHEN
- ❖ BATHROOM
- ❖ FIRST FLOOR
- ❖ PARKING
- ❖ GREAT TRANSPORT LINKS
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

Situated in the tranquil surroundings of East Street, Havant, this delightful one-bedroom retirement flat, suitable for single occupants or a couple aged 55 and above, offers a serene and comfortable living experience.

The property features a well-appointed reception room, perfect for relaxation or entertaining guests, along with a comfortable bathroom designed for ease of use. Thoughtfully arranged to suit the needs of retirees, the flat provides a peaceful environment while remaining conveniently close to local amenities. The option to purchase the property with furniture further enhances its appeal, allowing for a seamless move into your new home.

Residents benefit not only from loft access,

offering valuable additional storage space, but also from a range of excellent communal facilities within the block. These include a welcoming communal coffee lounge, a laundry room, well-maintained gardens, a residents' car park, and a lift providing easy access to all floors. Dedicated visitors' parking ensures friends and family can visit with ease.

Set in a quiet and secure location, this retirement flat is ideal for those looking to downsize or embrace a more relaxed lifestyle, presenting a wonderful opportunity to enjoy a new chapter within a friendly and supportive community.

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

LEASEHOLD FURTHER INFORMATION

Lease Length: 56 Years Ground Rent: Service Charge: £3,420.00

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.

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. Bernard's 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

KITCHEN

5'9" x 8'1" (1.77 x 2.48)

LOUNGE/DINER

9'8" x 18'1" (2.95 x 5.53)

BATHROOM

5'8" x 6'4" (1.75 x 1.95)

ENTRANCE HALL

9'1" x 3'2" (2.77 x 0.97)

BEDROOM

8'7" x 8'4" (2.64 x 2.55)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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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