



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



Guide Price £650,000

Southbrook Road, Havant PO9 1RL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Detached Extended Family Home
- ❖ Open Plan Modern Living
- ❖ 33ft Feature Kitchen with Island
- ❖ Separate Large Utility Room
- ❖ Four Double Bedrooms
- ❖ Large Primary with Ensuite
- ❖ Walk-In Wardrobe
- ❖ Generous Rear Garden
- ❖ Integral Access to Garage
- ❖ Living Room/Playroom

BEAUTIFUL DETACHED PROPERTY

We are thrilled to welcome to the sales market, this spectacular, refurbished and extended, four bedroom detached home on the highly sought after location of Southbrook Road, Langstone

Rare to the market, this beautiful property has been extended and refurbished and is presented to the very highest standard, both inside and out, and simply must be seen.

Externally, the front of the property sees off road parking, along with a pleasing kerb appeal with side access into the garden and access into the garage!

Upon entry to the property, you are greeted by a spacious entrance hallway, off which you have access to all the accommodation.

The central hub of the property is the amazing kitchen/diner which has been tastefully extended and includes integrated appliances, two sky lights and bi-fold doors, which access the garden.

The garden is an amazing size with a modern porcelain paved patio, which leads down to a huge lawn area. The is also an additional dining area, which includes wood fired pizza oven!

Moving back into the property, the ground floor is continued by a utility room, which is accessed from the kitchen/diner and offers great practicality, with access into the garage.

The ground floor is completed by the additional sitting room, boot room and w.c

The first floor of the property sees four well proportioned bedrooms, with the the master bedroom seeing a modern ensuite with underfloor heating and a large walk-in wardrobe/dressing room.

The home is completed by the modern, three-piece family bathroom.

Every aspect of modern living has been taken into consideration when refurbishing this luxury home, meaning it's ready to be moved into and will make a perfect forever home.

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



PROPERTY INFORMATION

SITTING ROOM
11'10" x 10'5" (3.63 x 3.18)

KITCHEN/LOUNGE/DINER
33'9" x 28'6" (10.31 x 8.71)

UTILITY ROOM
8'11" x 7'10" (2.72 x 2.39)

BOOT ROOM
8'5" x 2'8" (2.58 x 0.83)

WC
6'2" x 3'8" (1.88 x 1.13)

GARAGE
9'1" x 12'2" (2.77 x 3.72)

BEDROOM ONE
16'8" x 9'6" (5.09 x 2.91)

WALK-IN WARDROBE
7'4" x 9'8" (2.24 x 2.95)

ENSUITE
4'0" x 9'6" (1.24 x 2.91)

BEDROOM TWO
9'10" x 12'7" (3.01 x 3.86)

BEDROOM THREE
12'4" x 10'2" (3.77 x 3.12)

BEDROOM FOUR
8'5" x 12'0" (2.59 x 3.66)

BATHROOM
6'5" x 7'2" (1.96 x 2.19)

COUNCIL TAX BAND F

MORTGAGE SERVICES

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 contact 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 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.



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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