

FOR SALE

Offers In Excess Of £270,000

Fraser Road, Havant PO9 3EJ

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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. Made with Metropix ©2026



### HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ MID TERRACE
- ❖ KITCHEN
- ❖ LOUNGE
- ❖ BATHROOM
- ❖ WC
- ❖ OUTBUILDING
- ❖ GARDEN
- ❖ OFF ROAD PARKING
- ❖ A MUST VIEW

Nestled in the charming area of Havant, Hampshire, this delightful three-bedroom mid-terrace house at 23 Fraser Road offers a perfect blend of comfort and convenience. Built in the 1960s, this property spans an impressive 839 square feet, providing ample space for families or those seeking a bit more room to breathe.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The ground floor also features a convenient downstairs WC, ensuring practicality for everyday living. The well-appointed bathroom is separate from the toilet, adding to the home's functionality.

The three bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home.

One of the standout features of this property is the generous garden, which includes an outbuilding that can be used for various purposes, such as a workshop or additional storage. The outdoor space is perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting.

For those with vehicles, the property boasts off-road parking for up to five vehicles, a rare find in this area, ensuring that parking is never a concern.

This home is ideally located, offering easy access to local amenities, schools, and transport links, making it a fantastic choice for families and commuters alike. With its blend of space, practicality, and outdoor charm, this property is a wonderful opportunity not to be missed.

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



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

## KITCHEN

10'11" x 7'7" (3.35 x 2.33 )

## LOUNGE

13'11" x 13'6" (4.26 x 4.14)

## OUTBUILDING

18'2" x 7'11" (5.56 x 2.42)

## BEDROOM ONE

9'11" x 12'11" (3.03 x 3.96)

## BEDROOM TWO

7'4" x 9'4" (2.26 x 2.87 )

## BEDROOM THREE

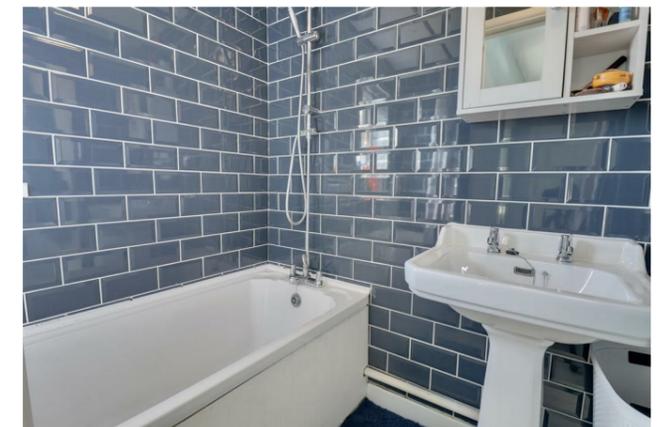
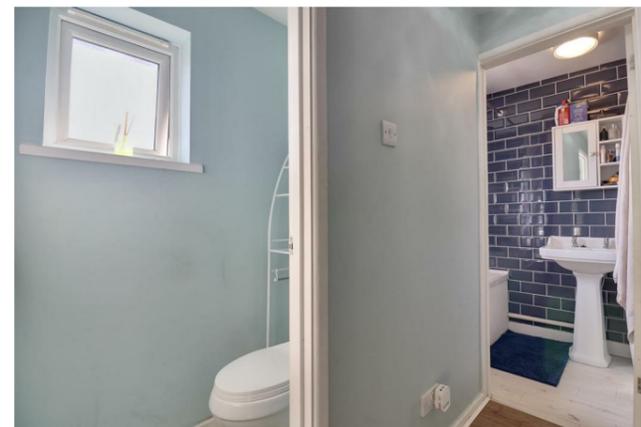
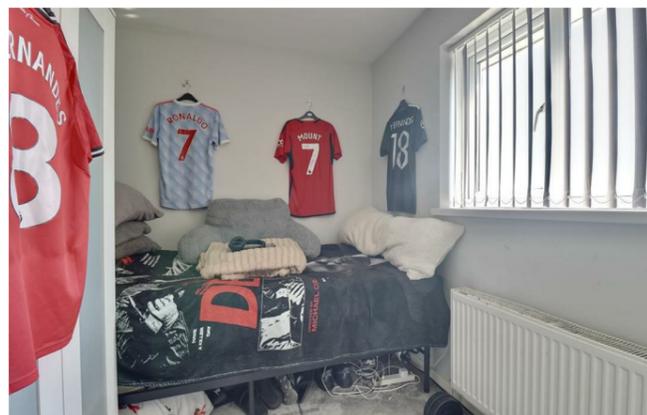
9'11" x 6'11" (3.03 x 2.12)

## WC

5'10" x 2'8" (1.78 x 0.82)

## BATHROOM

5'10" x 6'3" (1.78 x 1.93)



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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