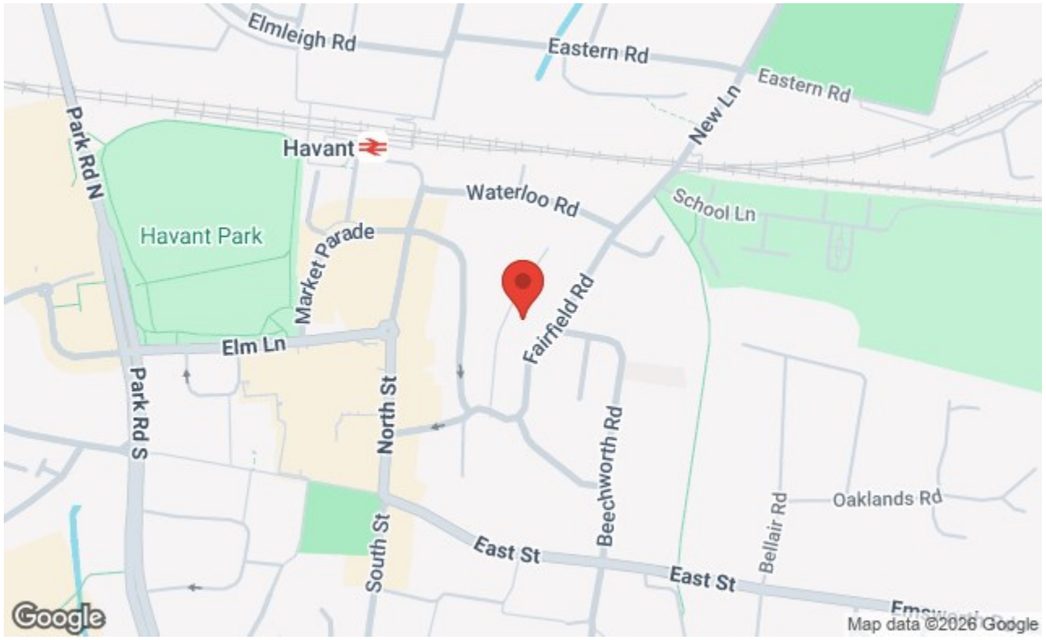
Manor Close, Havant, PO9

Approximate Area = 1140 sq ft / 105.9 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1347 sq ft / 125.1 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). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1537144



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

FOR SALE

Offers In Excess Of £525,000

Manor Close, Havant PO9 1BD

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3 1 2

HIGHLIGHTS

- BEAUTIFULLY PRESENTED
- STUNNING GARDEN
- THREE BEDROOMS
- SPACIOUS KITCHEN / DINING ROOM
- ADDITIONAL GARDEN ROOM
- CENTRAL HAVANT LOCATION
- MODERN AND CONTEMPORARY
- DOWNSTAIRS WC
- GARAGE TO THE REAR
- CALL TO VIEW

** STUNNING SEMI-DETACHED HOME **

Beautifully presented and finished in a modern, contemporary style, this three-bedroom home in Manor Close offers a great balance of stylish interiors, practical living space and an immaculate garden, all within a central Havant location.

The ground floor has a welcoming living room to the front, leading through to a spacious kitchen/dining room which provides an ideal setting for everyday life and entertaining. To the rear, the garden room adds another versatile space to enjoy, with views out over the beautifully maintained garden. A downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, complemented by a contemporary shower room. The property has been thoughtfully presented throughout, making it an appealing choice for anyone looking for a home they can move straight into and enjoy.

Outside, the rear garden is a real highlight. Immaculately kept, it offers a lovely setting to relax and unwind, with a pond adding character and a focal point to the garden. A separate garage to the rear provides valuable parking or additional storage.

The central Havant location is another major attraction, with the town centre, local shops, cafés and everyday amenities all within easy reach. Havant railway station provides convenient connections towards Portsmouth, Chichester and London, while the nearby road network offers access across the wider area. The surrounding coastline and countryside also provide plenty of opportunities to enjoy the outdoors.

Combining contemporary presentation, versatile living space, an attractive garden and a convenient location, this is a home that deserves to be viewed.

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

PROPERTY INFORMATION

LIVING ROOM
14'7" x 12'4" (4.45 x 3.78)

KITCHEN / DINING ROOM
18'9" x 12'2" (5.73 x 3.72)

GARDEN ROOM
14'6" x 7'10" (4.43 x 2.40)

WC

BEDROOM 1
14'6" x 10'7" (4.42 x 3.23)

BEDROOM 2
12'0" x 10'7" (3.68 x 3.23)

BEDROOM 3
8'9" x 7'10" (2.68 x 2.41)

SHOWER ROOM

GARAGE
17'7" x 11'9" (5.36 x 3.59)

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

COUNCIL TAX BAND D
Havant Borough Council: BAND D

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
Freehold









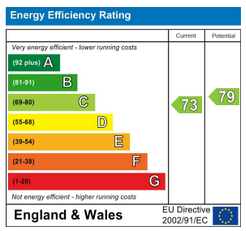












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