



OFFERS IN EXCESS OF
£244,000
80 High Lawn Way
Leigh Park, PO9 5BT

PROPERTY SUMMARY

The accommodation in this three bedroom mid-terraced property briefly comprises an entrance hall, large lounge/dining area with patio doors leading out onto the well-proportioned garden and modern fitted kitchen. On the first floor you will find the family bathroom, two good size double bedrooms and a larger than average single bedroom. To the front you will find the paved driveway provided for off road parking. Located close to schools and your local amenities, we think this property is ideal for families or first time buyers. Internal viewings are highly recommended, contact us at your soonest convenience to arrange for your viewing time.





ENTRANCE HALL

LOUNGE/DINER 21' 5" x 10' 6" (6.53m x 3.2m)

KITCHEN 13' 9" x 6' 9" (4.19m x 2.06m)

LANDING

BEDROOM ONE 12' 10" x 10' 5" (3.91m x 3.18m)

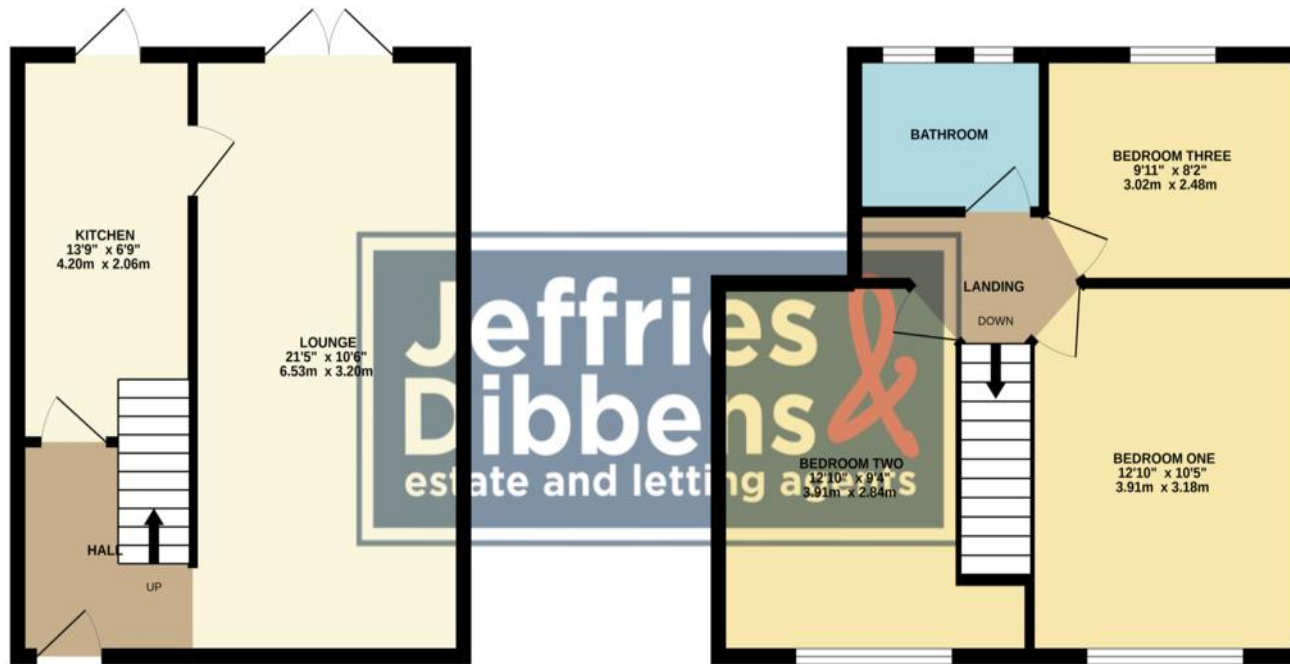
BEDROOM TWO 12' 10" x 9' 4" (3.91m x 2.84m)

BEDROOM THREE 9' 11" x 8' 2" (3.02m x 2.49m)



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 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 ©2022

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
Dibbens &
estate and letting agents**

OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk