



OFFERS IN EXCESS OF  
**£265,000**  
**14 Adhurst Road**  
West Leigh, PO9 2HP



## PROPERTY SUMMARY

No Forward Chain! Nicely situated overlooking a green in this popular West Leigh location, we believe that this property would make a wonderful first time purchase particularly ideal for a young family. The contemporary accommodation comprises a spacious lounge/diner, lovely modern fitted kitchen, the first floor consists of two double bedrooms and a white bathroom suite. Outside there is a larger than average rear garden with potential to extend (subject to the usual permissions). Viewing highly recommended to appreciate the quality of accommodation on offer and size of the plot. Contact us to arrange your appointment.





## HALLWAY

**LOUNGE/DINER** 16' 5" x 10' 10" (5m x 3.3m)

**KITCHEN** 10' x 9' 10" (3.05m x 3m)

## LANDING

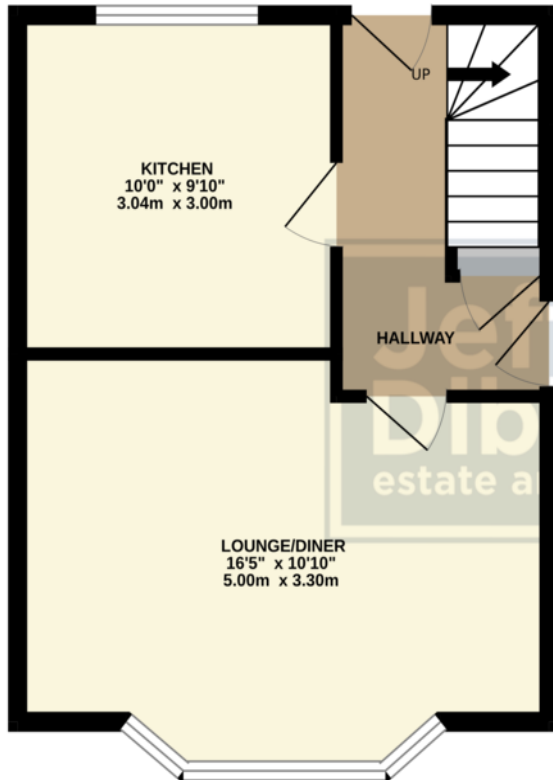
**BEDROOM ONE** 16' 5" x 9' 6" (5m x 2.9m)

**BEDROOM TWO** 11' 5" x 10' (3.48m x 3.05m)

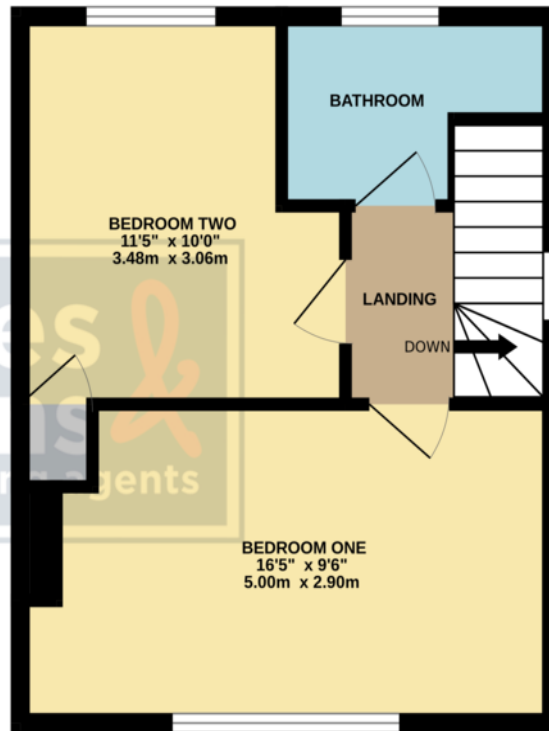
## BATHROOM



GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.2 sq.m.) approx.

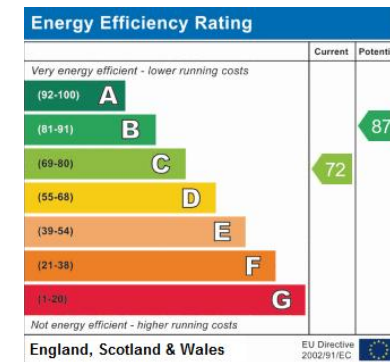
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2024

**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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



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

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