



£129,950
23 Curdrige Close
West Leigh, PO9 5SG

PROPERTY SUMMARY

This ground floor flat is an excellent opportunity for both first time buyers and investors alike. Situated in a small block of only 4, this flat gives a quiet and private feel, the lounge door opens directly to a communal garden fenced off so it is accessed and used only by the current owner. Through the communal entrance, there is a storage shed by your front door and another shed outside. The hallway leads to the bathroom suite, a double bedroom with built in wardrobes, a fitted kitchen and living room. To appreciate the size of the rooms and benefit of the external space, an internal viewing is highly recommended, contact us to arrange your appointment.





HALLWAY

BEDROOM 11' 9" x 9' 6" (3.58m x 2.9m)

BATHROOM

KITCHEN 11' 1" x 10' 2" (3.38m x 3.1m)

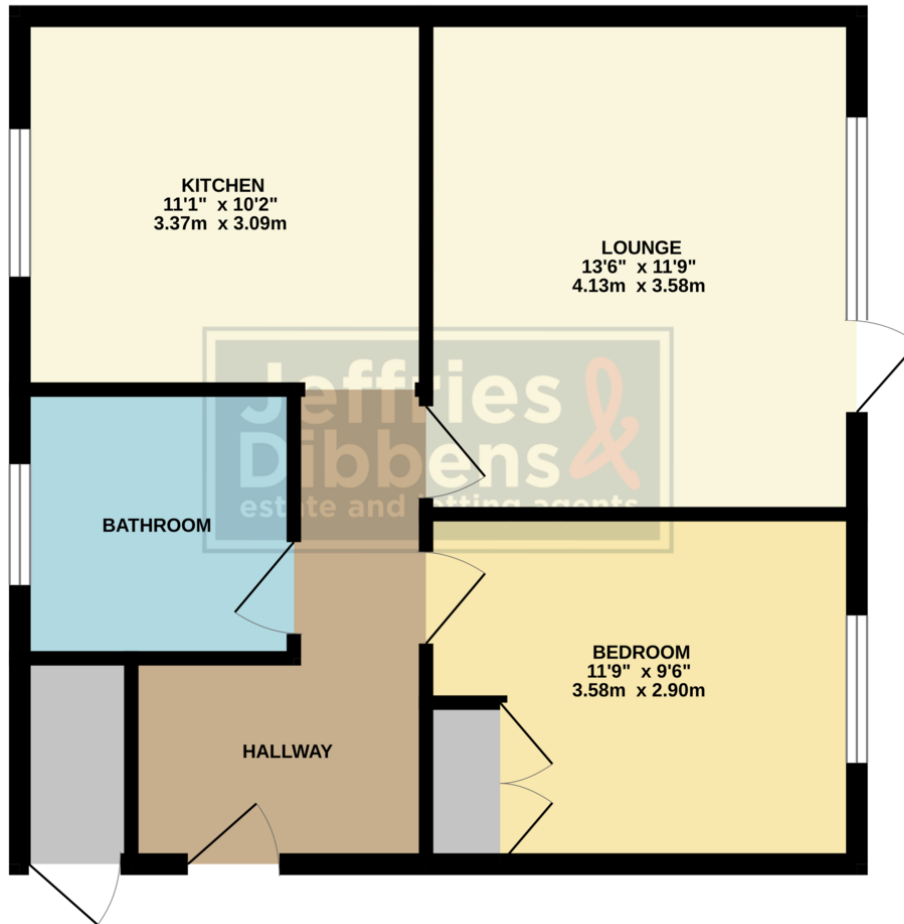
LOUNGE 13' 6" x 11' 9" (4.11m x 3.58m)

AGENTS NOTE

We understand there are 88 years remaining on the lease and there is a combined charge for Ground Rent, Service Charge and Building Insurance of £178/month



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



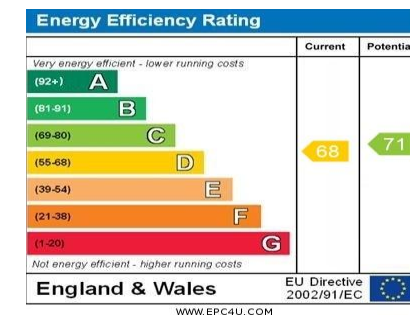
TOTAL FLOOR AREA: 525 sq.ft. (48.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 is given as to their operability or efficiency class.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

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



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