

**£264,000**  
**27 Highwood Lawn**  
Warren Park, PO9 4HL



## PROPERTY SUMMARY

This beautifully presented property has been hugely enhanced by the current sellers who have created a stunning home. The property is pleasantly situated in a popular residential location which benefits from a lovely backdrop with a copse immediately behind the well tended and picturesque rear garden. The accommodation consists of a wonderful lounge/dining area, well fitted kitchen, a ground floor cloakroom and access to the store room/garage. On the first floor there are two bedrooms including the superb master bedroom with dressing area (formally the third bedroom). A viewing is considered essential to fully appreciate all that this lovely and unique home has to offer.

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## **ENTRANCE HALLWAY**

**OFFICE/STORAGE 15' x 8' 10" (4.57m x 2.69m)**

## **WC**

**KITCHEN 12' 4" x 11' 10" (3.76m x 3.61m)**

**LOUNGE 19' 5" x 11' 9" (5.92m x 3.58m)**

**DINING ROOM 9' 7" x 8' 3" (2.92m x 2.51m)**

## **LANDING**

## **BATHROOM**

**BEDROOM ONE 11' 8" x 11' (3.56m x 3.35m)**

**DRESSING AREA 9' x 7' 7" (2.74m x 2.31m)**

**BEDROOM TWO 10' 8" x 10' 2" (3.25m x 3.1m)**



GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



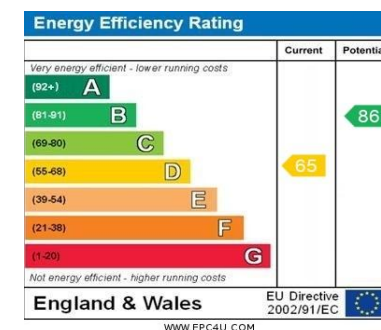
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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

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