

OFFERS IN EXCESS OF

**£270,000**

**354 Middle Park Way**

Leigh Park, PO9 5DS



## PROPERTY SUMMARY

Beautifully presented three bedroom family home with ample off road parking via the front driveway. The extended accommodation offers a porch, contemporary fitted kitchen/breakfast room, spacious lounge, separate dining room. The first floor landing leads to three well proportioned bedrooms, a WC and bathroom suite. To the rear is a lovely low maintenance south facing garden. Located within easy reach of local amenities and transport links, Staunton Farm & Country Park is only a short walk away. To truly appreciate the space on offer with this ideal first time buy, an internal viewing is essential. Contact us at your soonest opportunity to arrange your appointment.

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## **PORCH**

**KITCHEN/BREAKFAST ROOM** 17' 9" x 7' 8"  
(5.41m x 2.34m)

**LOUNGE** 18' 4" x 12' 2" (5.59m x 3.71m)

**DINING ROOM** 12' 8" x 8' 5" (3.86m x 2.57m)

## **LANDING**

**BEDROOM ONE** 13' 6" x 11' 6" (4.11m x 3.51m)

**BEDROOM TWO** 11' 6" x 6' 6" (3.51m x 1.98m)

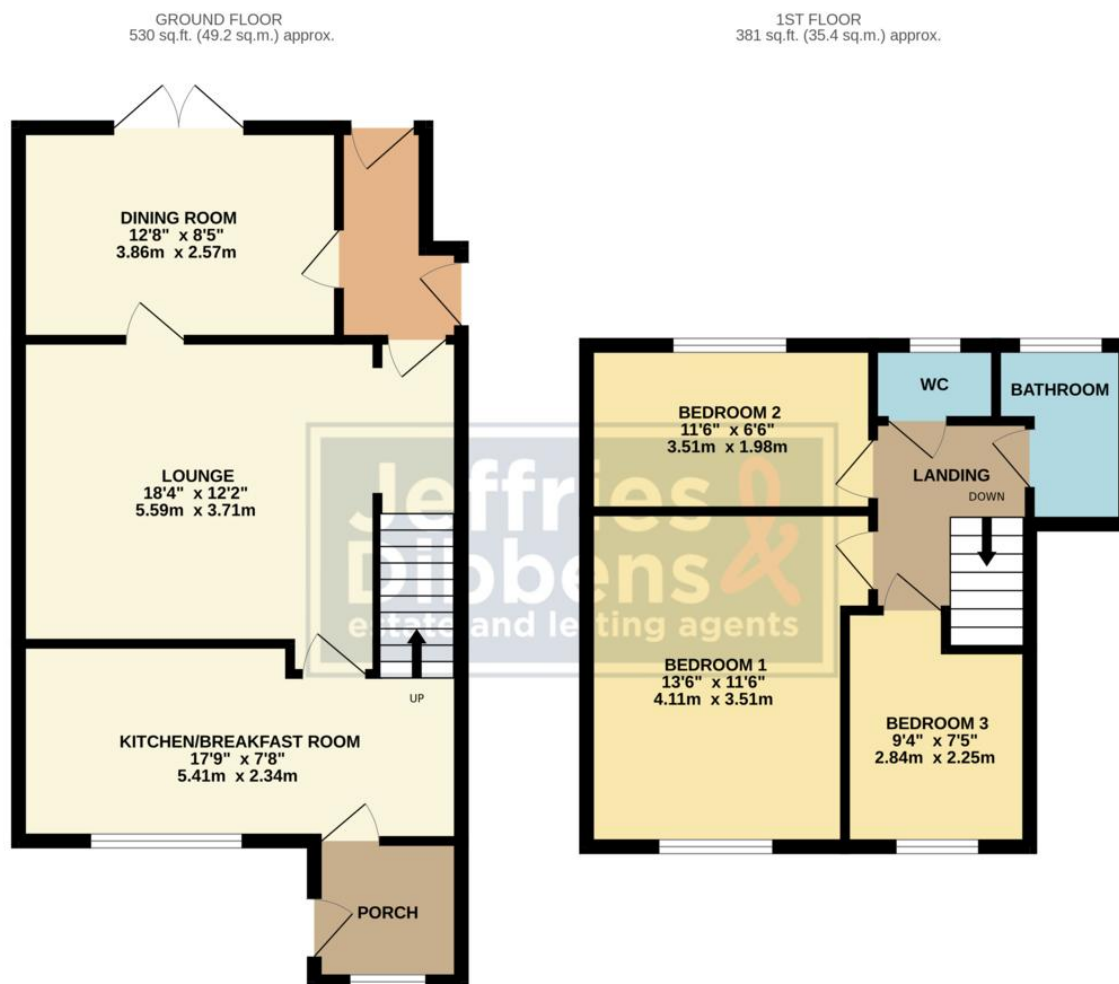
**BEDROOM THREE** 9' 4" x 7' 5" (2.84m x 2.26m)

## **WC**

## **BATHROOM**







TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.

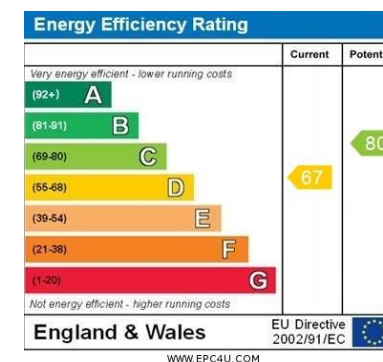
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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