

**£269,500**  
**6 Braishfield Road**  
West Leigh, PO9 2HS



## PROPERTY SUMMARY

This contemporary family home benefits from a recent comprehensive scheme of modernisation under the current ownership including new kitchen, bathroom, new boiler and decoration. The well presented accommodation comprises an open lounge with bay window, modern kitchen/diner and the landing leads to the bathroom suite and three well proportioned bedrooms. There is a front garden which offers the potential for off road parking (subject to the usual permissions) and an enclosed rear garden. The property is located within a short walk from the well regarded St Alban's Primary School, a convenience store and bus stop. An internal viewing is essential to truly appreciate the work that has gone into making this an ideal family home. Contact us today to arrange your viewing.

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## **PORCH**

**LOUNGE** 17' x 13' 3" (5.18m x 4.04m)

**KITCHEN/DINER** 17' x 7' 1" (5.18m x 2.16m)

## **LANDING**

## **BATHROOM**

**BEDROOM ONE** 13' x 11' 4" (3.96m x 3.45m)

**BEDROOM TWO** 14' 4" x 7' 1" (4.37m x 2.16m)

**BEDROOM THREE** 9' 8" x 9' 5" (2.95m x 2.87m)

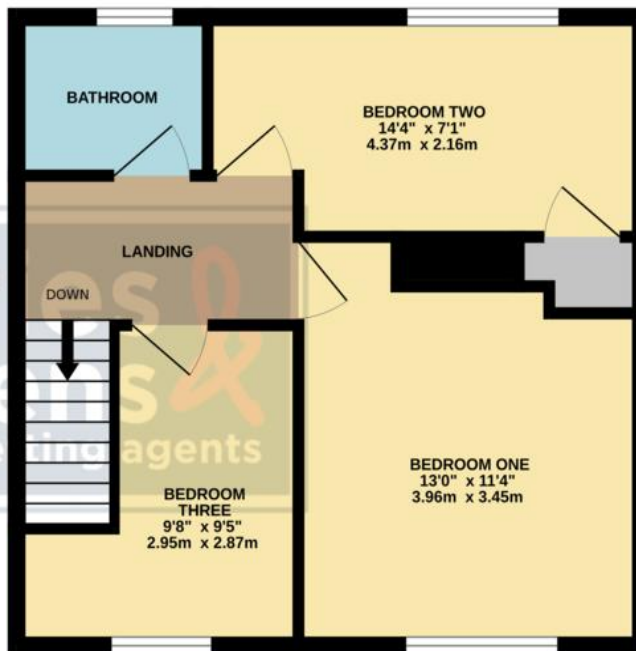




GROUND FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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  
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