

£250,000
122 Billy Lawn Avenue
Leigh Park, PO9 5HN

PROPERTY SUMMARY

Fantastic opportunity to purchase a lovely three bedroom family home with ample potential for modernisation. Benefitting from off road parking and a recently installed boiler, there is huge scope to put your own stamp on. Located only a short walk from ample local amenities we feel this will be able to turn into a wonderful home for a young family. The dated but well presented accommodation comprising hallway, lounge, kitchen/diner, bathroom, WC and three well proportioned bedrooms. An internal viewing is essential to appreciate the space on offer here and the possibilities to transform. Keys with agents, contact us today to arrange your appointment.





HALLWAY

LOUNGE 13' 11" x 11' 4" (4.24m x 3.45m)

KITCHEN 14' 8" x 7' (4.47m x 2.13m)

LANDING

BEDROOM ONE 13' 10" x 10' 6" (4.22m x 3.2m)

BEDROOM TWO 11' 6" x 7' (3.51m x 2.13m)

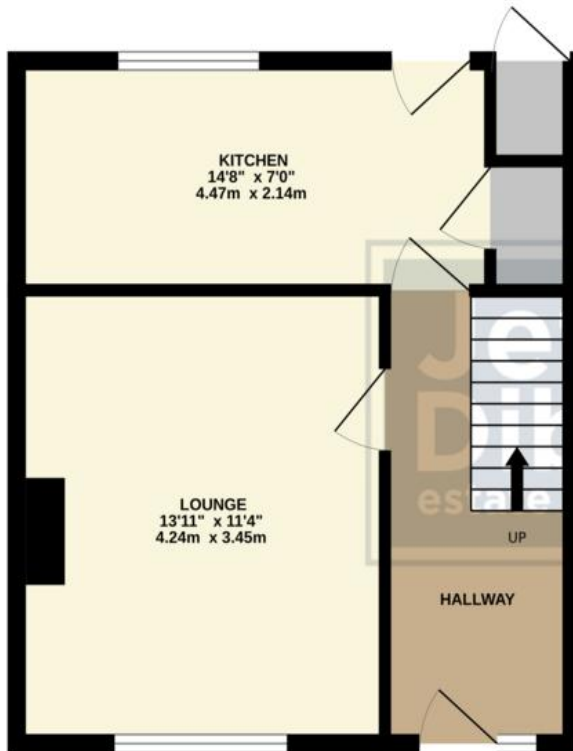
BEDROOM THREE 10' x 7' (3.05m x 2.13m)

BATHROOM

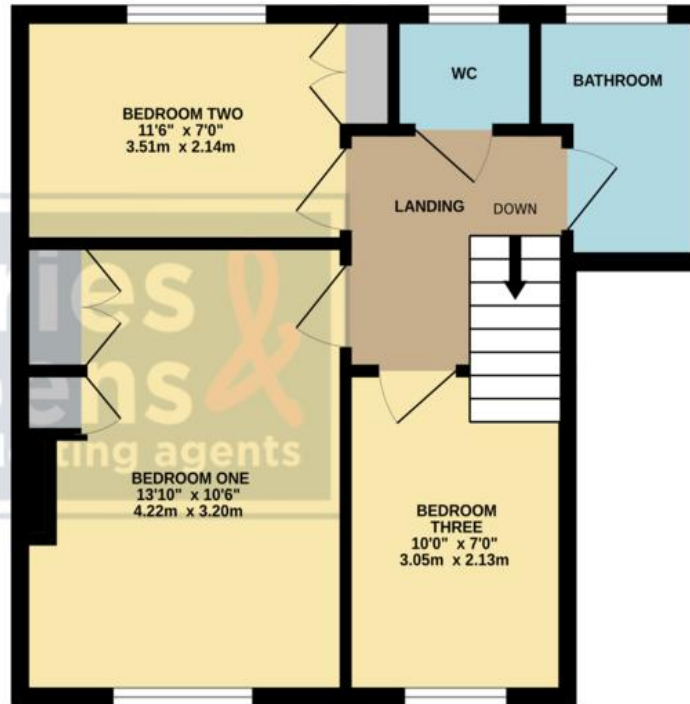
WC



GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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