

**£270,000**  
**17 Selborne Avenue**  
Leigh Park, PO9 4PX



## PROPERTY SUMMARY

Sitting well in its corner plot, this well presented two double bedroom house offers ample off road parking to front, a South facing rear garden and space to the side with potential to extend (subject to the usual permissions). With a modern fitted kitchen (completed 2025), this property has been greatly enhanced by the current owners giving wonderfully contemporary decor throughout. The lounge/diner has a bay window further enhancing the space and the flooring downstairs is only a few years old. The first floor landing leads to two double bedrooms and a bathroom suite. An internal viewing is essential to appreciate the size and quality of accommodation on offer here, contact us at your soonest opportunity to arrange your appointment.







## **HALLWAY**

**KITCHEN** 10' 5" x 10' 5" (3.18m x 3.18m)

**LOUNGE/DINER** 17' 5" x 10' 10" (5.31m x 3.3m)

## **LANDING**

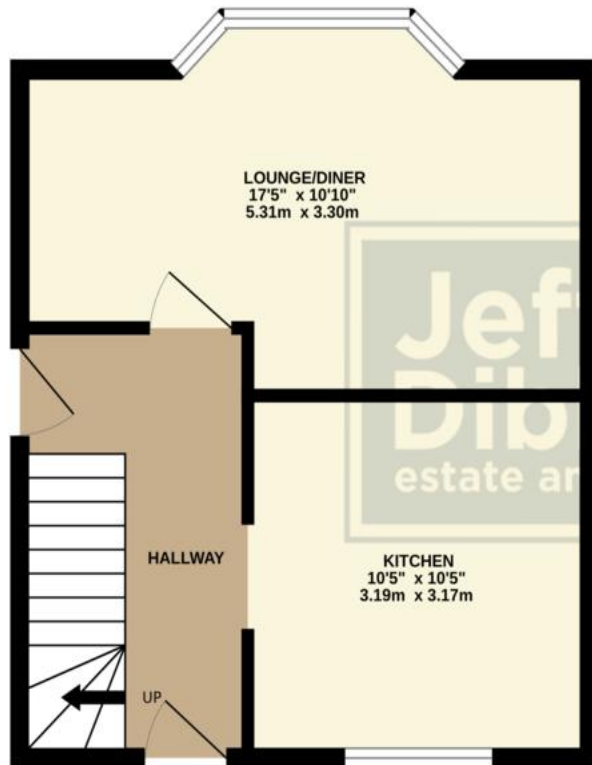
**BEDROOM ONE** 16' 3" x 9' 6" (4.95m x 2.9m)

**BEDROOM TWO** 11' 2" x 10' 8" (3.4m x 3.25m)

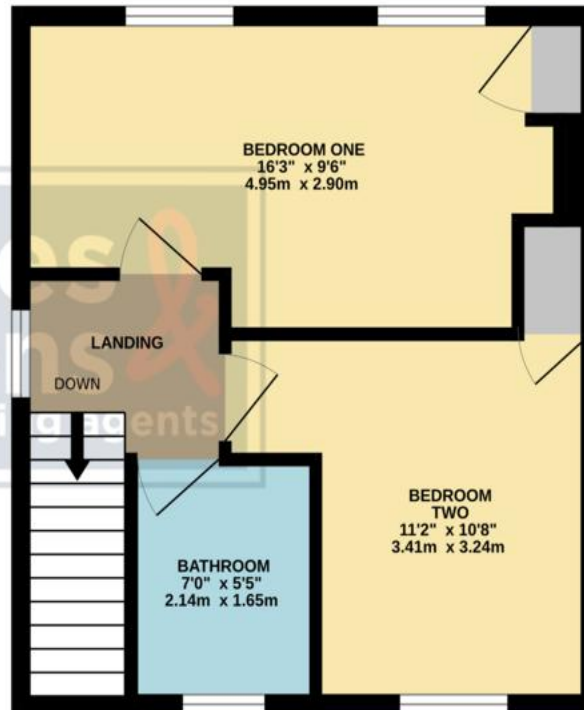
**BATHROOM** 7' x 5' 5" (2.13m x 1.65m)



GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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.  
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

**EPC TO FOLLOW**

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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