

£270,000
5 Little Hackets
Leigh Park, PO9 5AU

PROPERTY SUMMARY

Modern three bedroom end terraced house located in this well regarded estate and benefiting from an allocated parking space and GARAGE! This well presented family home has been greatly looked after under current ownership with a new kitchen, flooring and decoration within the last few years. The contemporary accommodation comprises ground floor WC, spacious lounge, fitted kitchen/diner, three well proportioned bedrooms with ensuite to master and a family bathroom suite. Externally there is a rear garden, partially laid to lawn with a lovely decking covered by a pergola, there is a rear gate and a garage with up & over door and rear window. Located within easy reach of ample local amenities and transport links, we feel this could make a wonderful family home. An internal viewing is essential to truly appreciate the quality and space on offer, contact us at your earliest convenience to arrange your appointment.





ENTRANCE HALL

WC

LOUNGE 17' 7" x 15' (5.36m x 4.57m)

KITCHEN/DINER 15' x 9' 1" (4.57m x 2.77m)

LANDING

BEDROOM ONE 11' 11" x 8' 4" (3.63m x 2.54m)

ENSUITE 8' 4" x 4' 6" (2.54m x 1.37m)

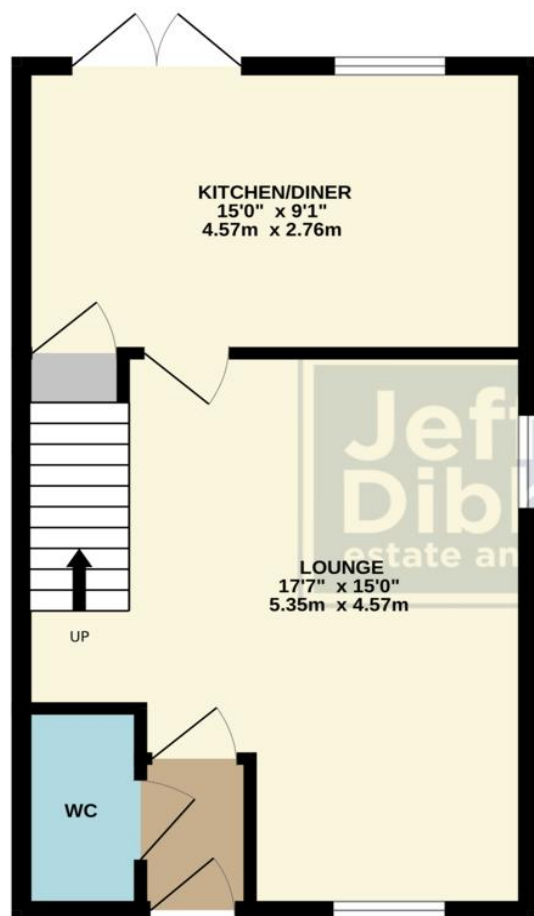
BEDROOM TWO 10' 2" x 8' 4" (3.1m x 2.54m)

BEDROOM THREE 9' 3" x 6' 5" (2.82m x 1.96m)

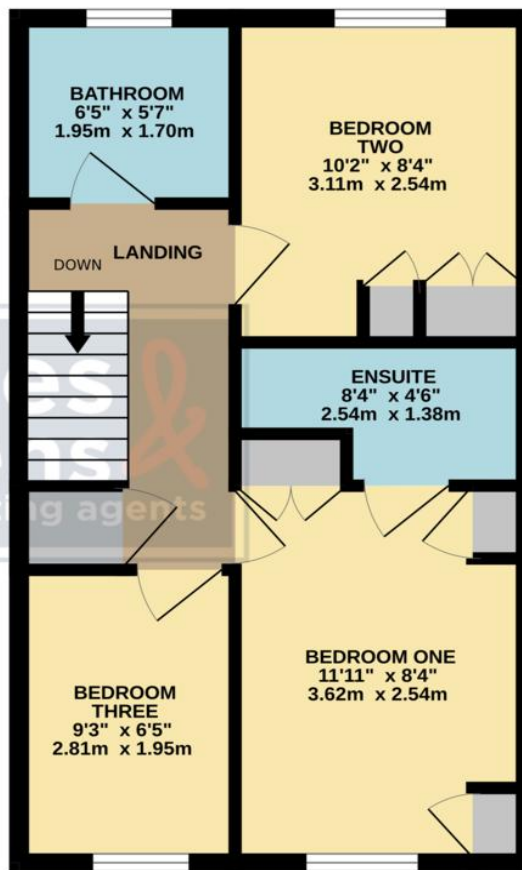
BATHROOM 6' 5" x 5' 7" (1.96m x 1.7m)

GARAGE 17' 10" x 10' 5" (5.44m x 3.18m)

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 818sq.ft. (76.0 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.

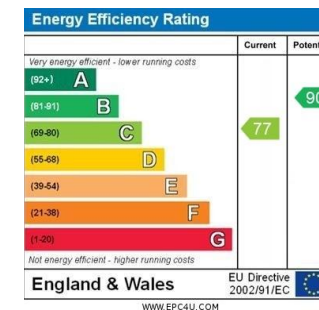
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LOCAL AUTHORITY
Havant Borough Council

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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