

£225,000
20 Blendworth Crescent
Leigh Park, PO9 2BE

PROPERTY SUMMARY

With ample off road parking to the front and a South facing rear garden, this two bedroom house could make an excellent first time buy/investment. Benefitting from new double glazing windows (September 2024) and a gas central heating system (Boiler installed approx.2017 and regularly serviced) and there is potential to add your own stamp to this family home. An internal viewing is essential to appreciate the space on offer and scope for modernisation. Contact us today to arrange your appointment.





HALLWAY

KITCHEN/DINER 11' 10" x 11' 0" (3.61m x 3.35m)

LOUNGE 17' 5" x 9' (5.31m x 2.74m)

LANDING

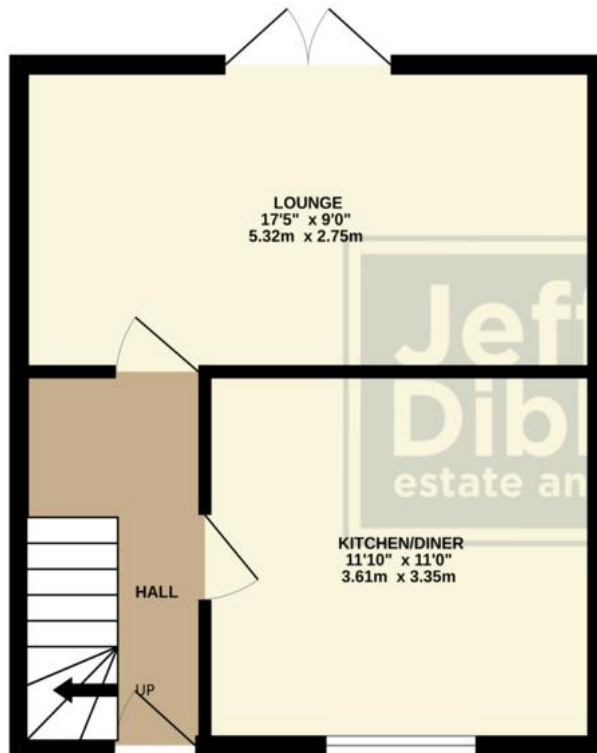
BEDROOM ONE 17' 5" x 9' (5.31m x 2.74m)

BEDROOM TWO 11' x 10' 9" (3.35m x 3.28m)

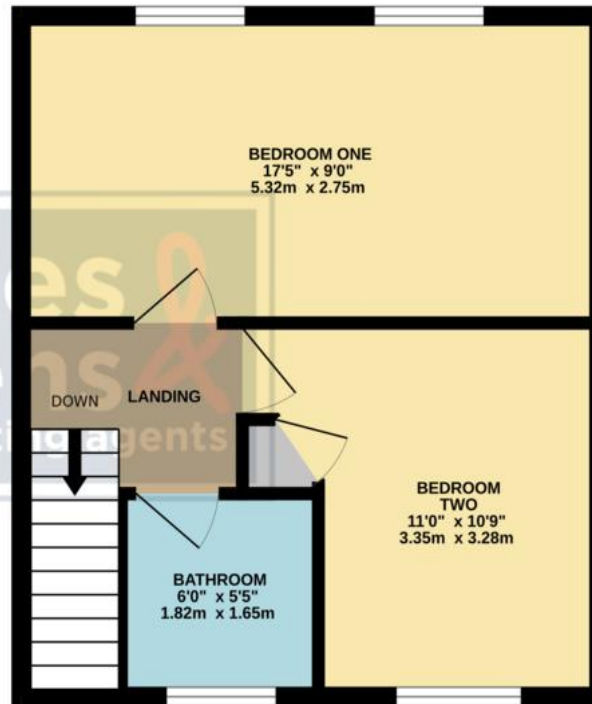
BATHROOM 6' x 5' 5" (1.83m x 1.65m)



GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.

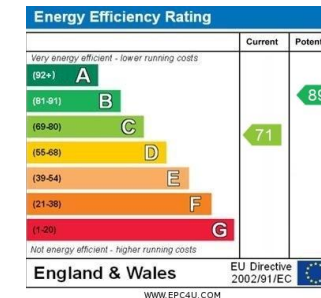
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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