

£235,000
77 St. Albans Road
West Leigh, PO9 2JS

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this two bedroom, end terraced property located in St. Albans Road, West Leigh. Offered with no forward chain, the accommodation on offer comprises a 17ft lounge, a 10ft fitted kitchen, an upstairs fitted wet room, plus two bedrooms. Additional benefits include double glazing, gas central heating, entrance porch, plus an enclosed south facing rear garden with side pedestrian access. We feel this property would be ideally suited to first time buyers and Investors alike, so please contact our Havant & Hayling Island branch to arrange your internal viewing! 02392 474737





HALL

KITCHEN 10' 07" x 10' 06" (3.23m x 3.2m)

LOUNGE 17' 05" into recess x 10' 09" into bay (5.31m x 3.28m)

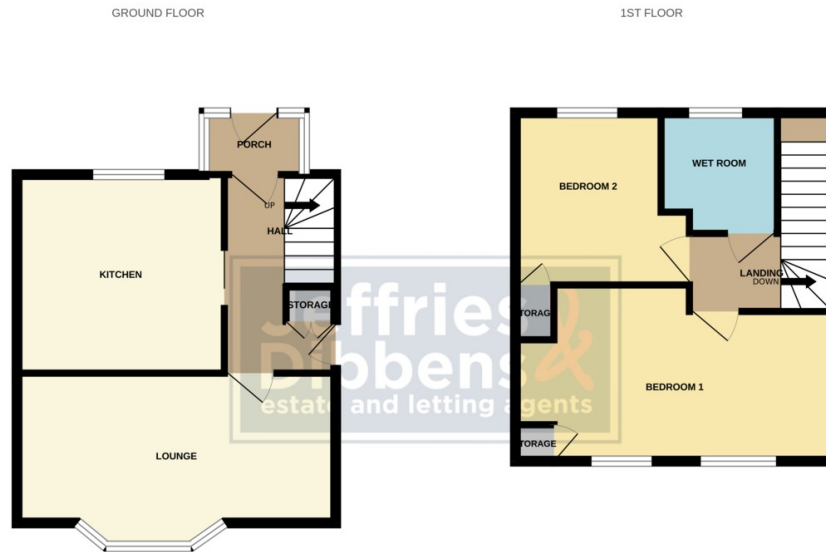
FIRST FLOOR LANDING

BEDROOM ONE 16' 03" max x 9' 06" narrowing to 7' 05" (4.95m x 2.9m)

BEDROOM TWO 11' 01" narrowing to 8' 05" x 10' 06" max (3.38m x 3.2m)

WET ROOM 6' 11" x 5' 05" (2.11m x 1.65m)





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 A

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.

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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estate and letting agents

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