



£279,995
54 Hordle Road
Leigh Park, PO9 4BA

PROPERTY SUMMARY

Beautifully presented three bedroom family home featuring a stunning open plan kitchen/dining space and a large corner plot garden. The stylish accommodation on the ground floor comprises hallway, living room and the wonderful modern kitchen opened into the dining/entertaining space, with the first floor landing leading to a new bathroom and WC and three well proportioned bedrooms. An internal viewing is essential to truly appreciate the quality of this lovely family home, contact us today to arrange your viewing.

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HALL

LOUNGE 13' 4" x 13' 2" (4.06m x 4.01m)

KITCHEN 16' 4" x 7' 6" (4.98m x 2.29m)

DINING ROOM 14' 6" x 14' 6" (4.42m x 4.42m)

LANDING

BEDROOM ONE 11' 8" x 11' 6" (3.56m x 3.51m)

BEDROOM TWO 13' 2" x 9' 2" (4.01m x 2.79m)

BEDROOM THREE 8' 3" x 8' 3" (2.51m x 2.51m)

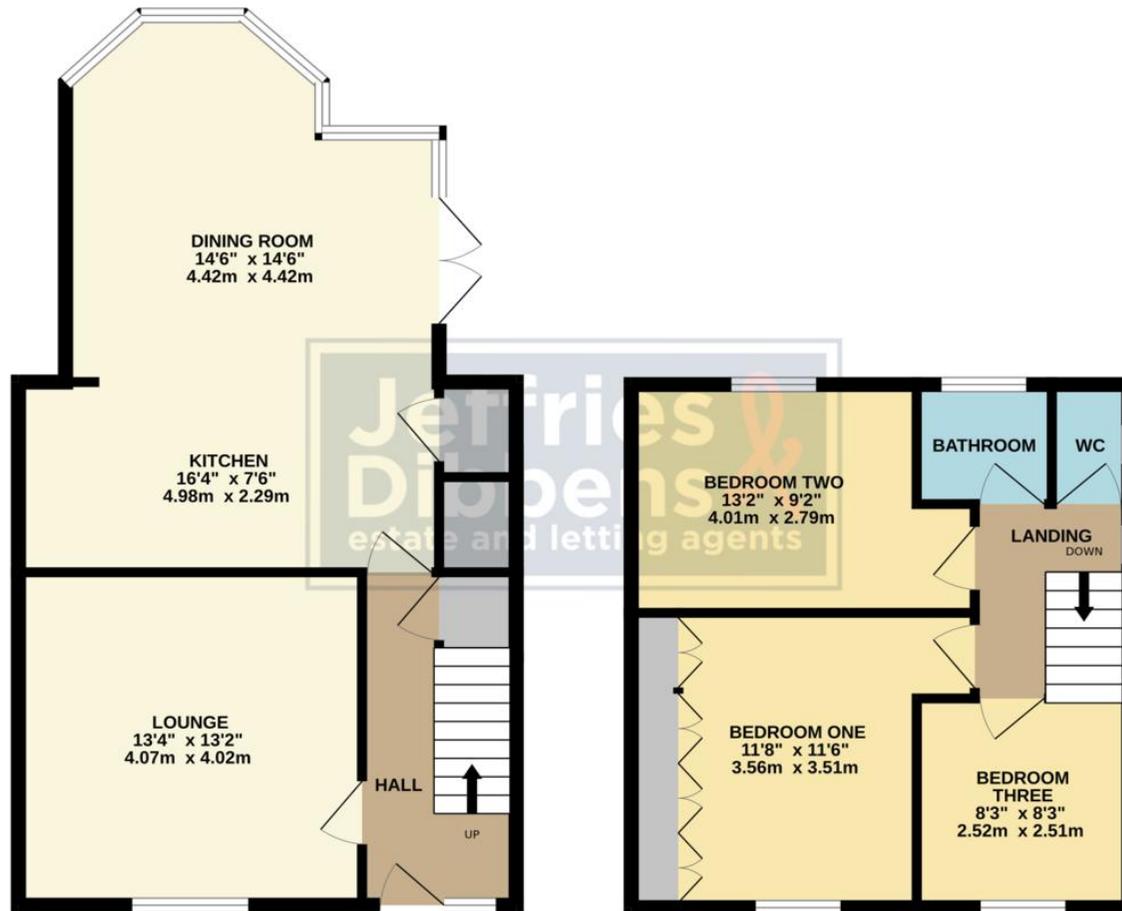
BATHROOM

WC



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

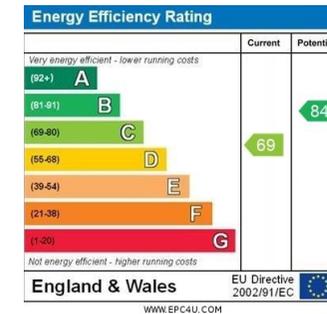
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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