

£245,000
80 Keyhaven Drive
Leigh Park, PO9 4BY

PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom end terraced house sits well in its corner plot. Whilst the accommodation could benefit from modernisation, huge potential is available to transform this house into a wonderful family home. The hallway leads to a spacious lounge and fitted kitchen/diner with a conservatory to the rear. The first floor comprises WC, bathroom and three well proportioned bedrooms. The wrap around side and rear garden offers a great private space ideal for families. Viewing is essential to truly appreciate the scope for modernisation and extensions (subject to the usual permissions), contact us today to arrange your viewing.





HALLWAY

LOUNGE 13' 5" x 13' 3" (4.09m x 4.04m)

KITCHEN/DINER 19' 7" x 7' 6" (5.97m x 2.29m)

CONSERVATORY 10' 8" x 8' 2" (3.25m x 2.49m)

LANDING

WC

BATHROOM

BEDROOM ONE 12' x 11' 1" (3.66m x 3.38m)

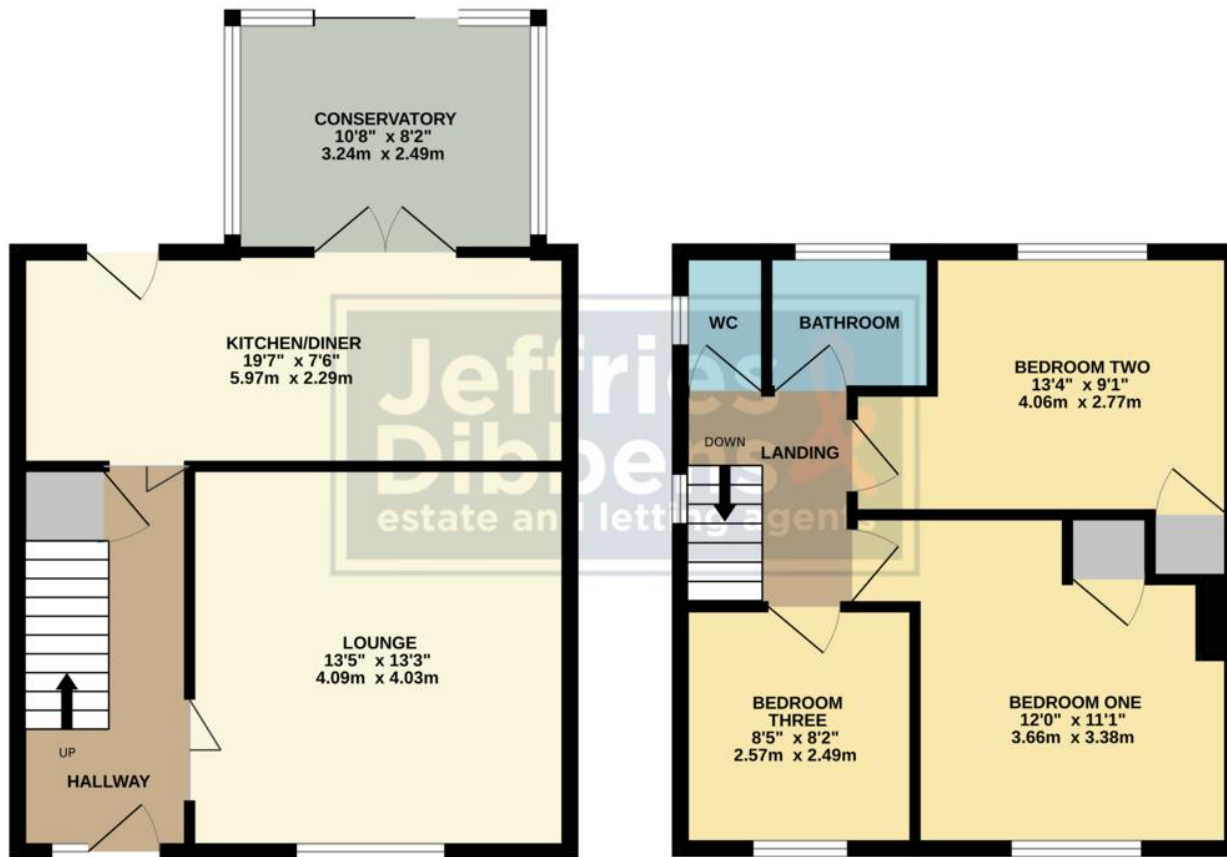
BEDROOM TWO 13' 4" x 9' 1" (4.06m x 2.77m)

BEDROOM THREE 8' 5" x 8' 2" (2.57m x 2.49m)



GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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.

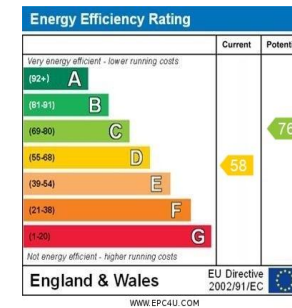
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LOCAL AUTHORITY
Havant Borough Council

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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