

OFFERS IN EXCESS OF

£300,000

1 Crookham Close

Leigh Park, PO9 4AX

PROPERTY SUMMARY

Sitting well in its corner plot, this well presented three bedroom family home benefits from off road parking both to the front and rear. This property offers potential to extend (subject to the usual permissions). The internal accommodation comprises porch, hallway, spacious living room, fitted kitchen that leads to the bright and airy conservatory, the first floor landing leads to the contemporary family bathroom suite and three well proportioned bedrooms, each with their own built in storage. To the rear is a westerly facing garden, with gates at the back offering additional off road parking. This property must be viewed to truly appreciate the size and quality of this wonderful family home, contact us today to arrange your appointment.





PORCH

HALLWAY

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

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

CONSERVATORY 15' 6" x 9' (4.72m x 2.74m)

LANDING

BATHROOM 8' 6" x 4' 5" (2.59m x 1.35m)

BEDROOM ONE 12' 1" x 11' 1" (3.68m x 3.38m)

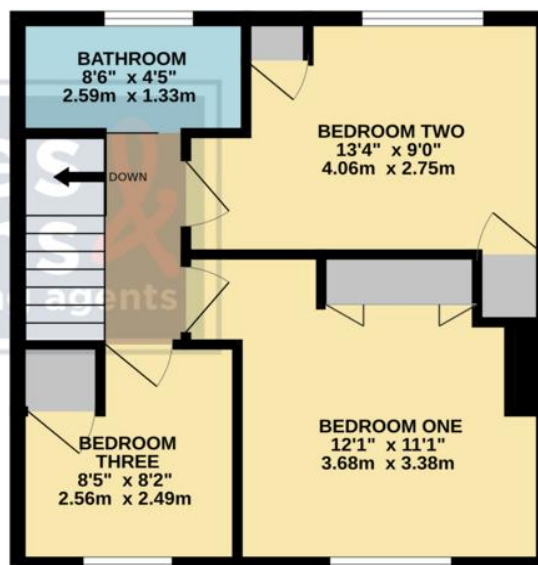
BEDROOM TWO 13' 4" x 9' (4.06m x 2.74m)

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



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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.

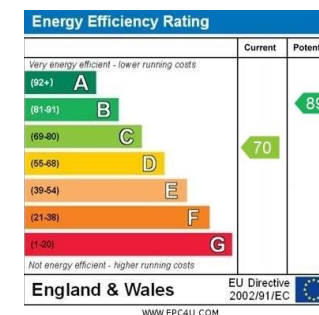
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LOCAL AUTHORITY
Havant Borough Council

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
Dibbensen**
estate and letting agents

OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk