



Elmleigh House, Leigh Road, Havant PO9 2ET

welcome to

Elmleigh House Leigh Road, Havant

SHARE OF FREEHOLD. A stunning two bedroom ground floor flat situated in a quiet and convenient location in Havant. Built in circa 1805, this nineteenth century, Grade II listed building carries both history and character in its presentation.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Via glazed door to the side. Smooth ceiling, textured walls, carpet flooring, radiator. Under stairs storage cupboard. Archway to kitchen.

Lounge

17' 2" into bay x 16' 2" (5.23m into bay x 4.93m)
Windows to side and rear aspects. Smooth coved ceiling, electric fire in marble surround fireplace, radiator, telephone point, TV aerial point. Shutter, glazed patio doors leading out to the sun terrace.

Kitchen

12' 2" max x 8' max (3.71m max x 2.44m max)
Range of wall and base units with roll edge work surface over, incorporating single drainer sink unit. Built-in oven, gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer. Wall mounted boiler, radiator, smooth ceiling, smooth walls tiled to principal areas, tiled floor. Archway to hall.

Bedroom One

14' 8" max x 13' 4" (4.47m max x 4.06m)
Window to side and rear aspects, smooth ceiling, smooth walls, carpet flooring. Built-in wardrobe, radiator.

Bedroom Two

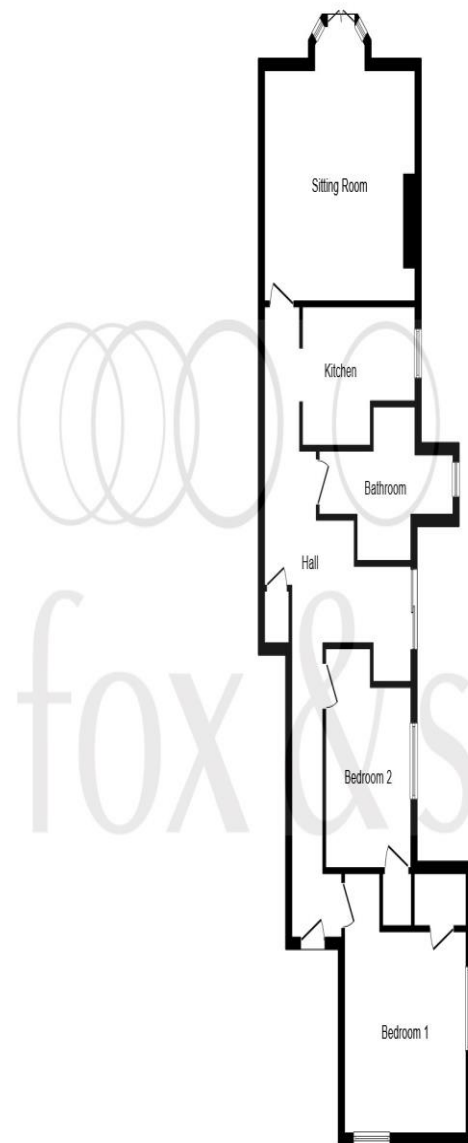
12' 6" max x 9' 3" (3.81m max x 2.82m)
Window to rear aspect, smooth ceiling, textured walls, carpet flooring. Built-in wardrobe, radiator.

Bathroom

14' 4" x 6' 2" max (4.37m x 1.88m max)
Window to side aspect, smooth ceiling, smooth walls tiled to principal areas, tiled floor. Suite comprising panel enclosed bath, low level WC with push button flush, pedestal wash hand basin and shower cubicle. Radiator.

Outside

To the front of the property is parking for two vehicles. To the rear of the property is a sheltered sun terrace and two private secure sheds. Large communal garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.focalagent.com



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Elmleigh House Leigh Road,
Havant

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Situated Close to Havant Train Station and Local Amenities
- Off Road Parking & Large Communal Garden

Tenure: Leasehold EPC Rating: Awaited

guide price

£200,000



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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
WLV107307 - 0003

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