



Elmleigh House, Leigh Road, Havant PO9 2ET

welcome to

Elmleigh House Leigh Road, Havant

****CHAIN FREE**** This beautifully presented, Grade II 1950's listed building, two bedroom ground floor apartment situated within Elmleigh House, with allocated parking and spacious communal garden.

Entrance Hall

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

Lounge

17' 2" into bay x 16' 2" (5.23m into bay x 4.93m)
Windows to side and rear aspects. Sooth 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.

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 and two storage cupboards. To the rear of the property is a sheltered sun terrace and two private secure sheds. Large communal garden.



Total floor area 84.5 sq.m. (910 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Elmleigh House Leigh Road,
Havant

- Chain Free
- Ground Floor Apartment
- Two Bedrooms
- Parking
- Communal Garden + Private Area

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 990.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2005.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price
£210,000



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Property Ref:
WLV108285 - 0023

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023 9226 2447



Waterlooville@fox-and-sons.co.uk



81B London Road, WATERLOOVILLE,
Hampshire, PO7 7ES



fox-and-sons.co.uk