

**£190,000**  
**24 Henderson Park**  
Southsea, PO4 9JQ



NEWLY RENOVATED ONE BEDROOM MOBILE HOME WITH OFF ROAD PARKING! An opportunity to purchase a lovely mobile home situated in the highly requested, cul-de-sac location of Henderson Park. The accommodation on offer comprises; modern fitted kitchen, shower room, generously sized double bedroom and spacious living room with bay window. To the side of the property, you will find a south facing low maintenance courtyard garden and shed. Additional benefits include double glazing throughout and off road parking to the front. Ideally positioned with close proximity to Bransbury Park, Eastney Marina and the seafront! To fully appreciate all this home has to offer, please call Jeffries & Dibbens to arrange your viewing.





**ENTRANCE** Stairs to double glazed door.

**HALLWAY** Doors to all rooms, double glazed window to rear elevation, vinyl flooring.

**BEDROOM** 13' 5" x 9' 9" at widest point (4.10m x 2.99m) Dual aspect double glazed windows, carpeted, door to:-

**STORAGE ROOM** 3' 8" x 8' 8" (1.14m x 2.66m) Double glazed French doors to decked area, double glazed window to rear elevation, carpeted.

**SHOWER ROOM** 7' 3" x 6' 0" (2.21m x 1.83m) Shower cubicle with glass screen and thermostatic mixer shower tap, rainfall shower head and shower attachment, vanity unit housing wash basin with mixer tap, close coupled WC, cupboard housing water tank, extractor fan, heated towel radiator, tiled to principal areas and laminate flooring, obscure double glazed window to front elevation.

**KITCHEN** 9' 3" x 7' 6" (2.83m x 2.31m) Modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces and matching up stands, one and a half bowl composite sink and drainer unit with mixer tap, eye level oven, 'Bosch' induction hob with extractor fan over, glass splash back, space and plumbing for washing machine, space for fridge/freezer, laminate flooring, double glazed window to front elevation.

**GARDEN** Laid to paving, concrete shed with electric, outside tap, gated.





## GROUND FLOOR



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**  
Portsmouth City Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

### Site Fees:-

**Freeholder/Managing Agent:-**  
Portsmouth City Council

**Ground Rent Charges:-** £39.05 per week, Includes Portsmouth & Southern Water Charges

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

**Jeffries  
& Dibbens**  
estate and letting agents

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