

**£200,000**  
**18 Henderson Park**  
Southsea, PO4 9JQ

**THREE BEDROOM PARK HOME WITH STUNNING HARBOUR VIEWS & NO FORWARD CHAIN!** This is a fantastic opportunity to purchase a well-presented two-bedroom park home in Henderson Park, Southsea, situated on a desirable corner plot with uninterrupted views across Milton Lock to Langstone Harbour. The spacious layout includes lounge, modern fitted kitchen, a contemporary bathroom, and three bedrooms. Outside, the property boasts a raised decked garden to the side, offering breath taking harbour views, as well as off-road parking for at least two vehicles at the front. Originally built in 2007, the home has been extended to provide even more living space. To arrange a viewing, contact Jeffries & Dibbens along Marmion Road, Southsea.







**ENTRANCE** Obscure double glazed door to:-

**HALLWAY** Laminate flooring, airing cupboard with heater, doors to kitchen and all bedrooms.

**KITCHEN** 11' 7" x 8' 10" (3.54m x 2.71m) Dual aspect double glazed windows, modern fitted kitchen comprising a range of wall and base level storage, roll edge work surfaces incorporating stainless steel sink and drainer unit with mixer tap, built-in oven with gas hob and extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, radiator, built-in cupboard housing combination boiler, doorway to:-

**LOUNGE** 11' 5" x 10' 9" (3.49m x 3.28m) Double glazed window to front elevation, radiator, laminate flooring, double glazed French doors leading out to sun deck (with harbour views), telephone point.

**BATHROOM** 6' 7" x 5' 6" (2.03m x 1.69m) Obscure double glazed window to rear elevation, panel enclosed bath with mixer tap/shower attachment, close coupled WC, basin in vanity unit with mixer tap, radiator, extractor fan.

**BEDROOM ONE** 14' 5" x 8' 11" (4.40m x 2.72m) Dual aspect double glazed windows, radiator, carpeted flooring.

**BEDROOM TWO** 12' 0" x 7' 3" (3.67m x 2.22m) Radiator, electric consumer unit, carpeted flooring.

**BEDROOM THREE** 8' 10" x 4' 10" (2.70m x 1.49m) Double glazed window to rear elevation, radiator, laminate flooring, fitted cupboard.

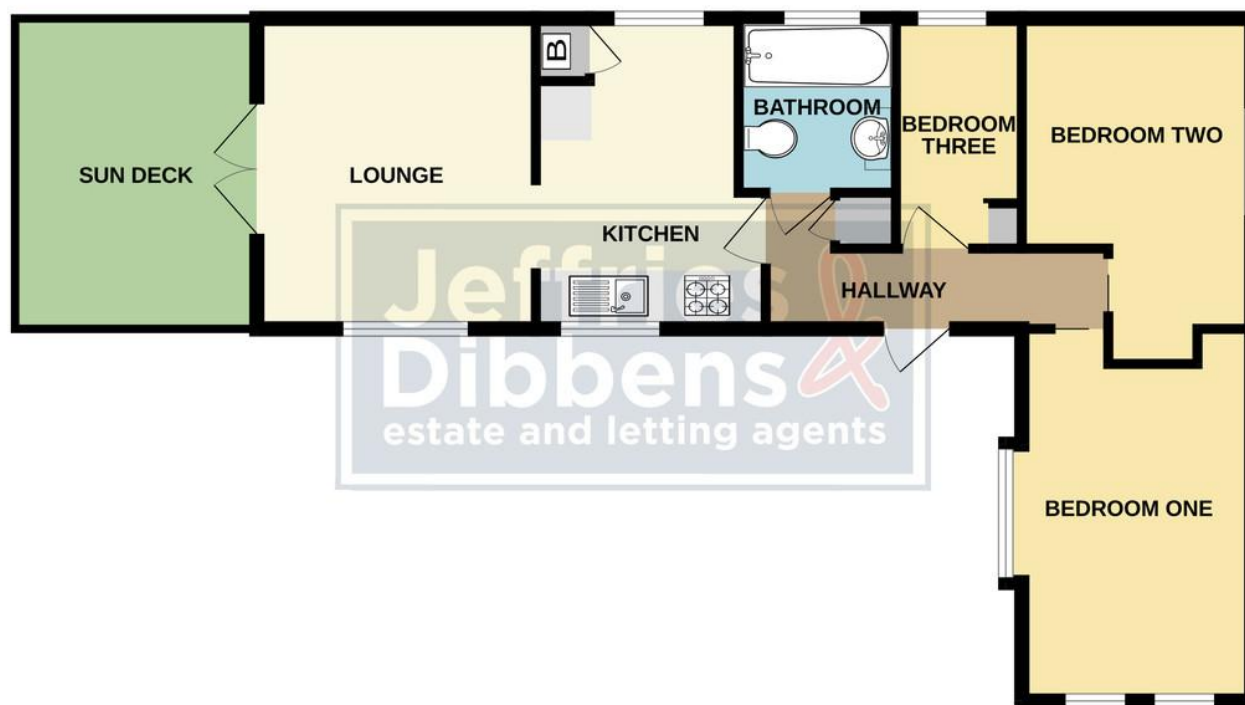
#### **OUTSIDE:**

**SUN DECK** 14' 11" (4.57m) Raised decking, side pedestrian access to driveway, enclosed by wooden fencing, uninterrupted views out across Milton Lock towards Langstone Harbour.

**PARKING** Block paving driveway providing off road parking for at least two vehicles.



## 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**  
Approximately £49 per week

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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