

**£210,000**

**Sandy Brow**

Waterlooville, PO7 5JP

## PROPERTY SUMMARY

Located in a popular area of Widley and offered with no forward chain, we are delighted to offer for sale this modern built 2 bedroom first floor apartment in Sandy Brow. The property has a large number of benefits including a fitted kitchen, allocated parking, bathroom suite and a share of the Freehold which makes the property considerably more affordable. For further information and to arrange your viewing contact us as sole agents today.





**ENTRANCE HALL** Stairs to first floor.

**LOUNGE** 15' 09 (max)" x 12' 02 (max)" (4.8m x 3.71m) Two windows to front aspect, radiator, door to storage cupboard, hallway leading too;

**KITCHEN** 7' 09" x 7' 04" (2.36m x 2.24m) Window to side aspect, radiator, range of wall and base units with work surfaces over. Inset sink with drainer unit, built in cooker with extractor over, wall mounted boiler, space and plumbing for washing machine, space for fridge freezer.

**BEDROOM 1** 9' 02" (max) x 8' 11" (max) (2.79m x 2.72m) Window to rear aspect, radiator, fitted wardrobes and drawers.

**BEDROOM 2** 8' 02 " x 8' 00" (2.49m x 2.44m) Window to rear aspect, radiator.

**BATHROOM** Radiator, panel enclosed bath with shower over, hand wash basin, WC, part tiled.

**OUTSIDE** 2 allocated parking spaces, behind the property.

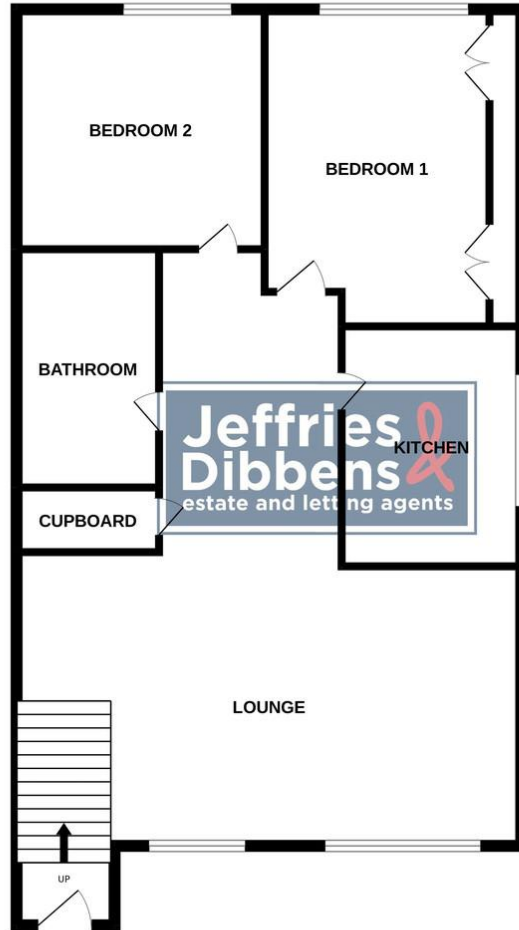
**AGENTS NOTE** Council Tax Band- B

**LEASE DETAILS** As of November 2022 the vendor has informed us that the lease details are as follows:-

The property is a share of the freehold, and there are 79 years remaining on the lease. There are no ground rent or maintenance charges.



FIRST FLOOR



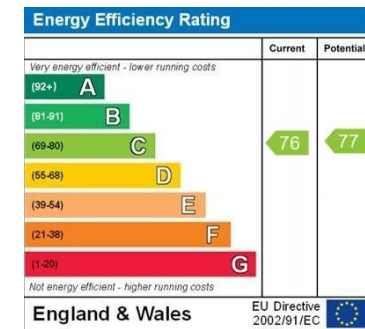
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
Havant Borough Council

**TENURE**  
Leasehold

**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

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

226 London Road, Waterlooville,  
Hampshire, PO7 7HP

**CONTACT**

023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk