



£169,999
Catherington Lane
Hordean, PO8 9HY

PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are delighted to offer for sale this beautifully presented modern 1 bedroom apartment situated in a popular residential location in Horndean. This fabulous first floor apartment benefits from modern kitchen and bathroom suites, lounge/diner and allocated parking. Additionally there is a good sized communal garden to the rear and excellent commuter links to the A3. We feel this property would be an ideal first time buy or investment opportunity. To arrange you viewing contact Jeffries & Dibbens Estate Agents.





COMMUNAL ENTRANCE Security intercom system, stairs to first floor.

ENTRANCE HALL Access to loft, storage cupboard, doors to:

BATHROOM 9' 04" x 4' 10" (2.84m x 1.47m) Window to side aspect, heated towel rail, panelled bath, hand wash basin, WC, majority tiled, spot lighting, extractor.

LOUNGE/KITCHEN 19' 08" x 13' max (5.99m x 3.96m) Skylight windows to both sides and front aspect, window to side aspect, radiator, range of fitted cupboards, units and work surfaces, integrated oven, hob and extractor, built in fridge freezer and washing machine, 1 1/2 bowl sink unit with mixer tap, spot lighting.

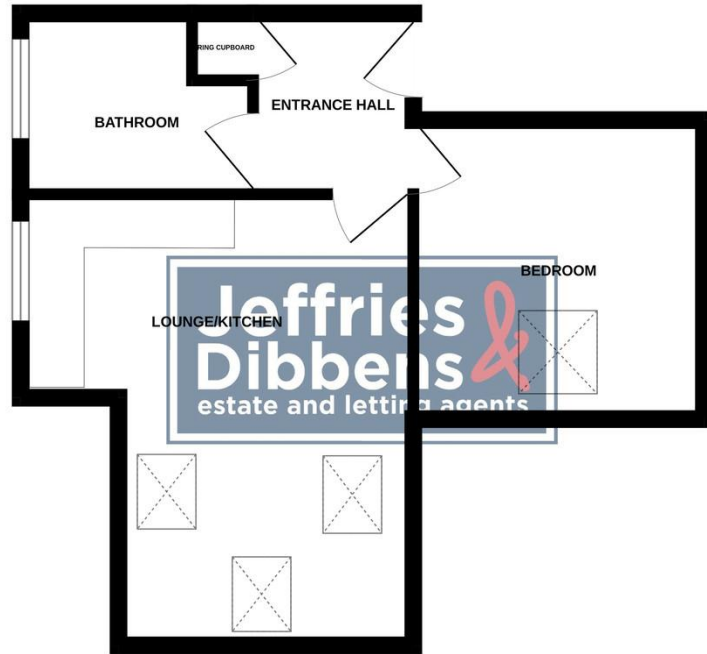
BEDROOM 11' 05" x 9' (3.48m x 2.74m) Skylight window to front aspect, radiator.

OUTSIDE Allocated parking for 1 car, bin area, communal shed, communal garden.

AGENTS NOTE We understand that there are approx 115 years remaining. Ground rent/insurance and maintenance £497.35 for 2023/24.



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

East Hampshire District Council

TENURE

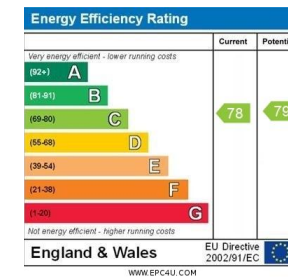
Leasehold

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
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