

Archbold & Edwards  
Sales • Lettings • Management  
**FOR SALE**  
02392 257999  
[www.archboldandedwards.co.uk](http://www.archboldandedwards.co.uk)

**£290,000**

**Sebastian Grove**

Waterlooville, PO7 8LD

## PROPERTY SUMMARY

No forward chain! Situated in the cul de sac location of Sebastian Grove on the Tempest estate, this three bedroom terrace property makes an ideal family home and would suit investors or first time buyers. The accommodation comprises of a fitted kitchen, spacious lounge/diner, conservatory, with three bedrooms and a fitted beautiful bathroom suite. Externally the property boasts a private rear garden and allocated parking situated in a nearby block. To arrange your viewing contact us today.





**HALLWAY** Radiator, stairs to first floor landing, doors to:

**KITCHEN** 8' 6" x 7' 5" (2.59m x 2.26m) Window to front aspect, range of wall and base units, space for cooker, plumbing for washing machine and space for tumble dryer, sink and drainer unit with mixer tap over, space for free standing fridge freezer.

**LOUNGE/DINER** 16' 9" max x 14' 5" max (5.11m x 4.39m) Radiator, under stairs storage cupboard, window and double doors:

**CONSERVATORY** 13' 3" x 11' 1" (4.04m x 3.38m) Windows to all aspect, doors leading to rear garden.

**FIRST FLOOR LANDING** Storage cupboard, access to all first floor rooms, access to loft.

**BEDROOM 1** 12' 3" x 8' 1" (3.73m x 2.46m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM 2** 10' 5" x 8' 0" (3.18m x 2.44m) Window to rear aspect, radiator.

**BEDROOM 3** 7' 5" x 6' 2" (2.26m x 1.88m) Window to rear aspect.

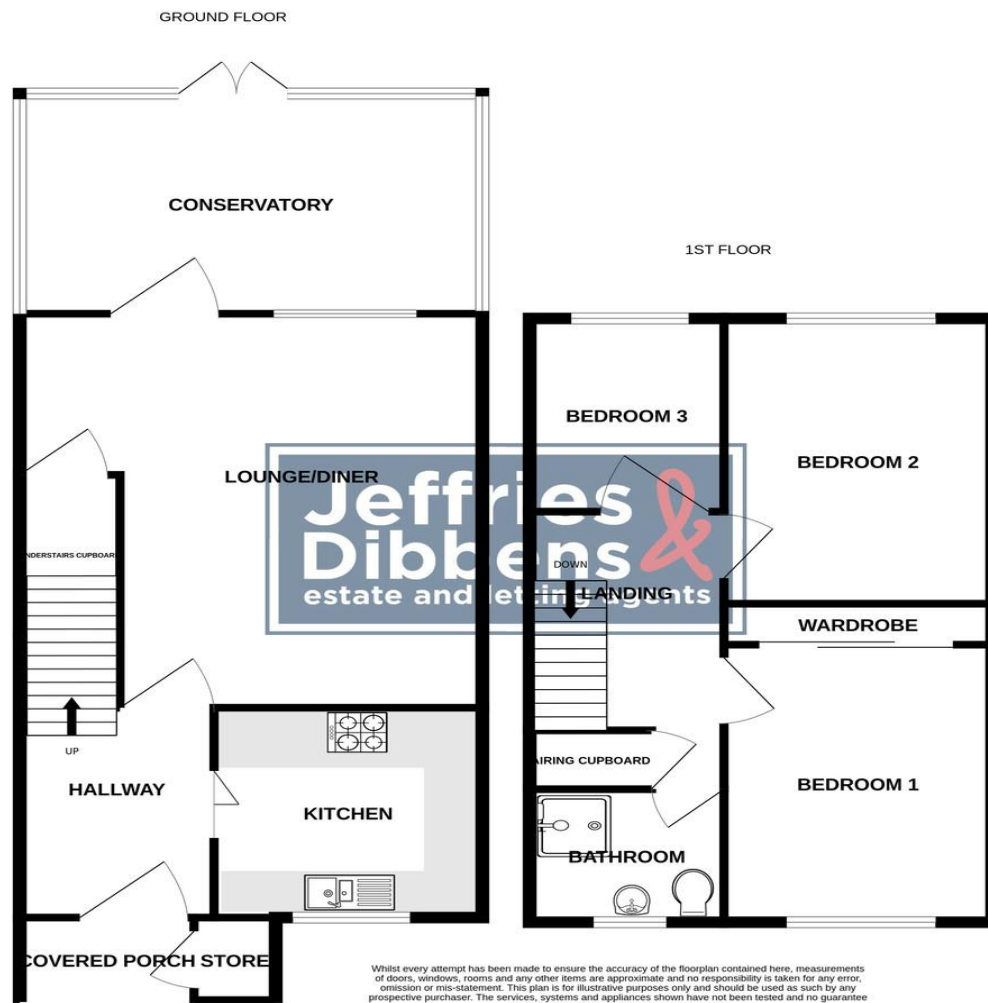
**BATHROOM** Window to front aspect, heated hand towel rail, shower cubicle, wash hand basin and WC.

## **OUTSIDE**

**REAR GARDEN** Patio laid garden, gated rear access.

**FRONT** Pathway leading to front door, lawn, storage cupboard.

**OFF ROAD PARKING** Allocated parking.



**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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