



£563,500

The Brow

Widley, PO7 5BY

PROPERTY SUMMARY

Located in one of the most highly sought after roads in Widley, we are delighted to offer for sale this fabulous older style detached property in The Brow. The property has a large number of benefits and internal viewings are very strongly advised. The property boasts 3 first floor double bedrooms, a modern bathroom suite, 2 reception rooms, fitted kitchen/breakfast room and an additional WC. Externally there is a very large rear garden, garage and driveway providing off road parking. The property retains much of its original character and charm and offers magnificent views towards Butser Hill. Early viewing is advised and can be arranged by contacting us as sole agents.





PORCH Window to front aspect, opening to:

ENTRANCE HALL Radiator, stairs leading to first floor, under stairs storage cupboard.

LOUNGE 13' 6" x 12' 0" (4.11m x 3.66m) Bay window to front aspect, radiator, feature fire place.

DINING ROOM 14' 1" x 11' 8" (4.29m x 3.56m) Window to rear aspect, radiator.

KITCHEN/BREAKFAST ROOM 17' 4" x 10' 10" (5.28m x 3.3m) Window and door to rear aspect, radiator, a range of wall and base units incorporating sink unit, built in oven, hob with fan over, integral fridge/freezer, space and plumbing for washing machine, door leading to:

HALL With door to garage and door leading to:

WC Window to side aspect, heated towel rail, wash hand basin, W.C.

LANDING

BEDROOM 1 13' 6" x 12' 0" (4.11m x 3.66m) Bay window to front aspect, radiator, built in wardrobes.

BEDROOM 2 14' 1" x 11' 8" (4.29m x 3.56m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 3 11' 0" x 8' 8" (3.35m x 2.64m) Window to rear aspect, radiator.

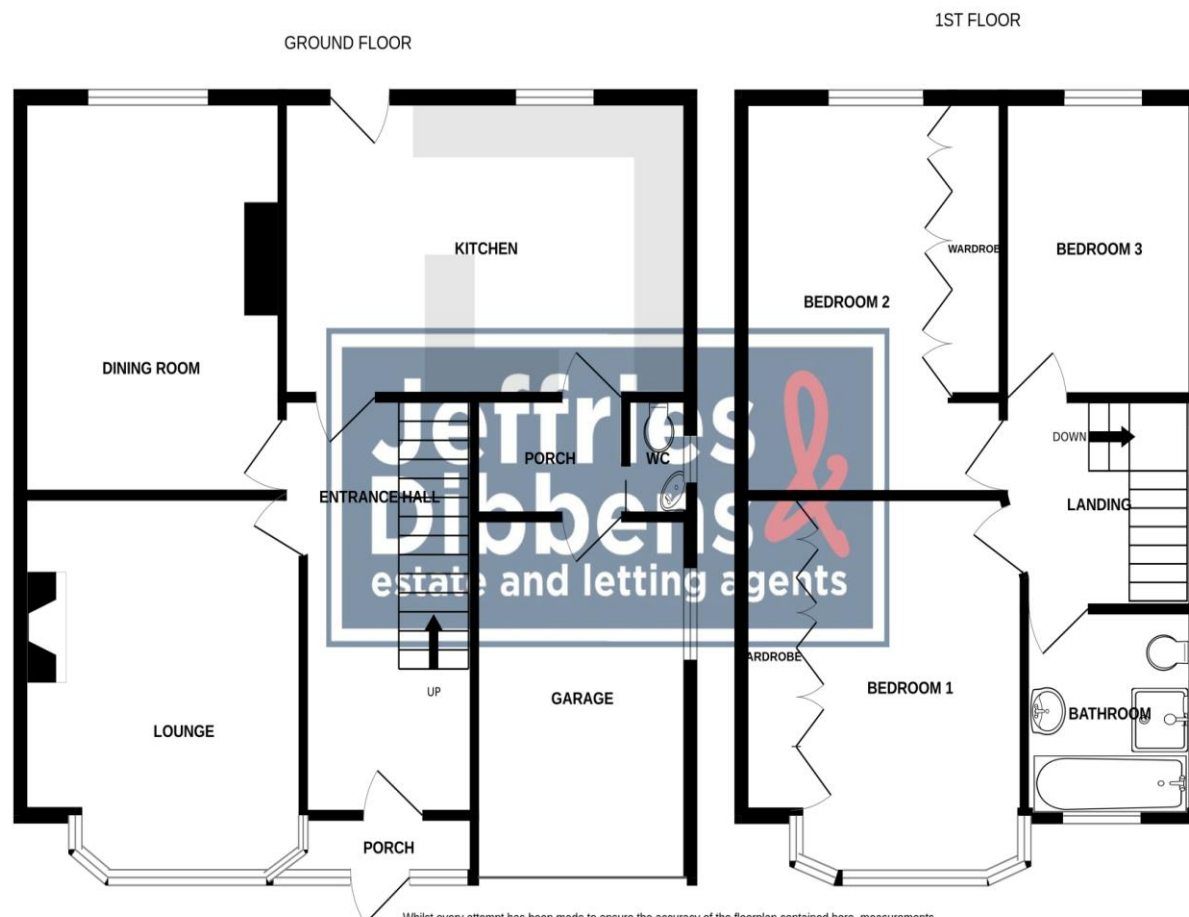
BATHROOM Windows to front and side aspect, tall radiator, heated towel rail, panelled bath, shower cubicle, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Large area laid to lawn, patio area, outside light and tap, gated side access to front.

FRONT GARDEN Tarmac driveway providing off road parking, area laid to lawn, access to garage.

GARAGE 14' 8" x 8' 8" (4.47m x 2.64m) Up and over garage door, power and light, window to side aspect.



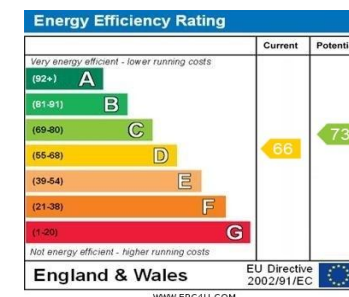
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

COUNCIL TAX BAND
Band D

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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