



£100,000

**Painters Crescent**

Berewood, PO7 3BZ

## PROPERTY SUMMARY

SHARED OWNERSHIP! Jeffries & Dibbens Estate Agents are delighted to offer for sale this beautifully presented 2 bedroom 'Coach House' located on the popular Berewood development in Waterlooville. Accommodation includes two double bedrooms, family bathroom suite and open plan kitchen dinner. The property comes with a garage and balcony. The property is being sold as a 40% share with a full market value of £250,000 with rent based on the 40% share of £100,000 which is £343.75 pcm.

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**ENTRANCE HALL** Front door, radiator, stairs to first floor.

**FIRST FLOOR** Landing - window to rear, radiator, access to loft, doors to:

**BEDROOM 1** 19' 0" x 10' 5" (5.79m x 3.18m) Window to front and rear aspect, radiator.

**BEDROOM 2** 13' 6" x 8' 5" (4.11m x 2.57m) Window to front aspect, radiator, over stair cupboard.

**BATHROOM** Window to rear aspect, panel bath with shower over, heated towel rail, WC, wash hand basin.

**KITCHEN/LOUNGE** 19' 8" x 11' 5" (5.99m x 3.48m) Double doors to balcony, window to rear aspect, radiator, range of fitted cupboards, units and work surfaces, built in fridge and freezer, integrated oven, hob and extractor, integrated dishwasher and washing machine, wall mounted boiler.

**BALCONY**

**OUTSIDE**

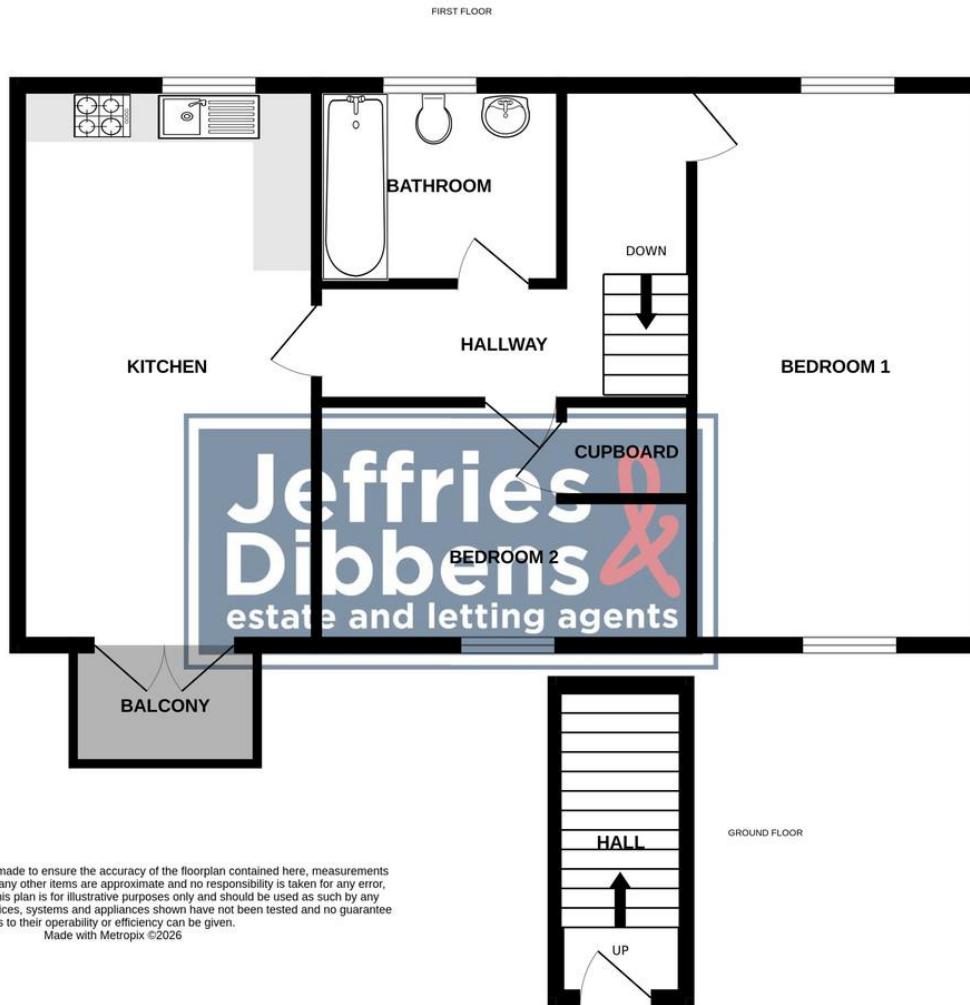
**DRIVEWAY** Block paved driveway providing access to:

**GARAGE** Up and over door, light and power, storage cupboard.

**LEASE INFORMATION** January 2026 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: Grainger Trust  
Balance Of Lease: 118 years remaining (approx)  
Service/Maintenance Charges: £75 per quarter  
Buildings Insurance Charges: £160  
Ground Rent: £404 pa  
Service Charge Review Period: N/A





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.

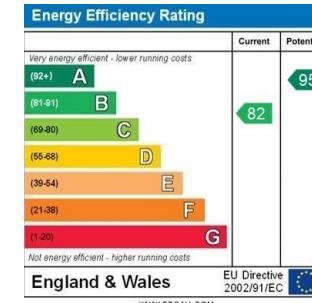
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**LOCAL AUTHORITY**  
Winchester City Council

**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.

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.



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