



OFFERS IN EXCESS OF

**£400,000**

**13 Southdown Road**

Horndean, PO8 0ET

18 Limberline Spur  
Hilsea, Portsmouth,  
Hampshire PO8 8HJ

Tel: 023 0269 1843  
Fax: 023 0269 9722  
e: info@jdp-architects.com

Proposed Elevation Comparison for 13 Southdown Road, Horndean, PO8 0ET

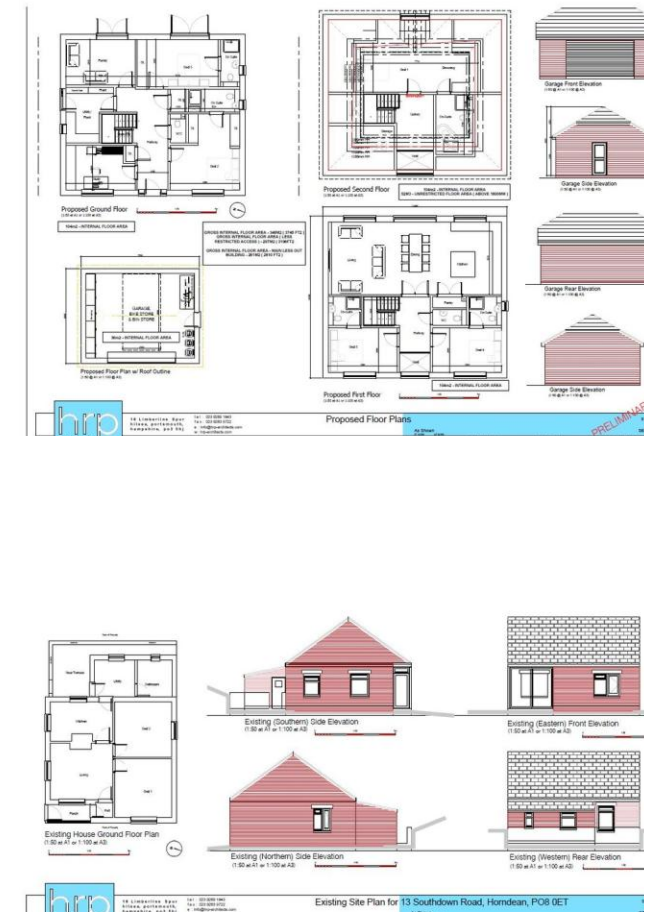
9188-05-A

**BUILDING PLOT WITH PP GRANTED!** Located in a highly desirable area of Horndean we are delighted to offer for sale this 2 bedroom detached property with planning permission granted for a substantial 5 bedroom, 5 bathroom, detached property boasting over 3700 square feet of accommodation and providing stunning views. The property is situated on a large plot of approx 1/2 an acre backing onto Catherington Lith and incorporating a private woodland and offers a wonderful opportunity to build your own home or a development opportunity. There is permission granted for a substantial garage and parking. For further information contact Jeffries & Dibbens as sole agents.

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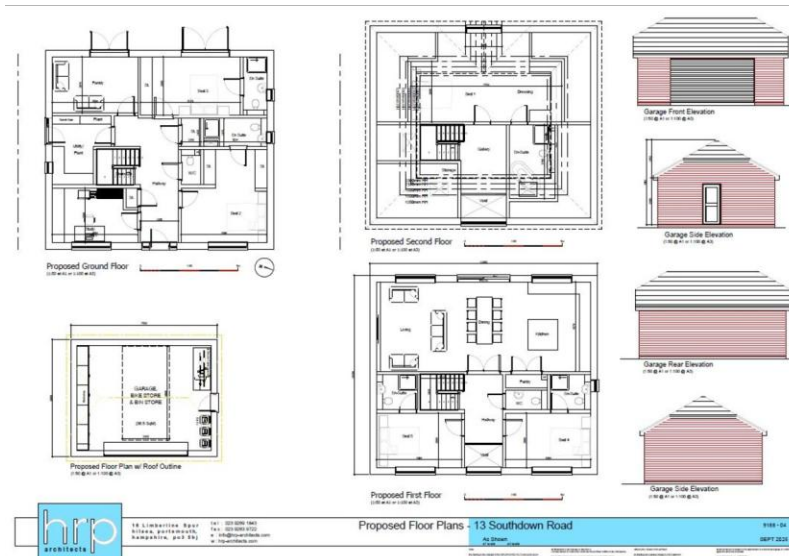
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**BUILDING PLOT WITH PP GRANTED!**  
Located in a highly desirable area of Horndean we are delighted to offer for sale this 3 bedroom detached property with planning permission granted for a substantial 5 bedroom, 5 bathroom, detached property boasting over 3700 square feet of accommodation and providing stunning views. The property is situated on a large plot backing onto Catherington Lith protected woodlands and offers a wonderful opportunity to build your own home or a development opportunity. There is permission granted for a substantial garage and parking. For further information contact Jeffries & Dibbens as sole agents.

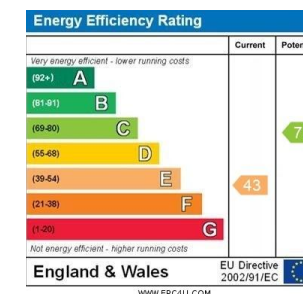


**LOCAL AUTHORITY**  
East Hampshire District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band

**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  
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