

£135,000

**Hamble Court, Crombie Close,
Lovedean**

Waterlooville, PO8 8NQ

PROPERTY SUMMARY

We are delighted to offer for sale this very well presented 1 bedroom ground floor flat located in a popular area of Lovedean. This charming apartment has been modernised throughout and internal viewings are strongly advised. The property benefits from new electric heating, modern fitted kitchen, modern shower room, bedroom and a private balcony opening on to the communal garden. There is one allocated parking space and another available for a yearly rent. Early viewing of this impressive apartment is strongly advised and can be arranged by contacting us as sole agents today!





ENTRANCE HALL Door to:

LOUNGE/DINER 16' 5" x 9' 2" (5m x 2.79m) Window and sliding doors to communal garden, electric wall heater, entrances to inner hall and kitchen, door to:

BEDROOM 9' 10" x 8' 6" (3m x 2.59m) Window to rear aspect, electric wall heater.

INNER HALL Large double storage cupboard, door to:

SHOWER ROOM Heated towel rail, extractor, shower cubicle, WC, hand wash basin, fully tiled.

KITCHEN 9' 2" x 5' 3" (2.79m x 1.6m) Window to rear aspect, modern range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob and extractor, space for fridge freezer, plumbing for washing machine.

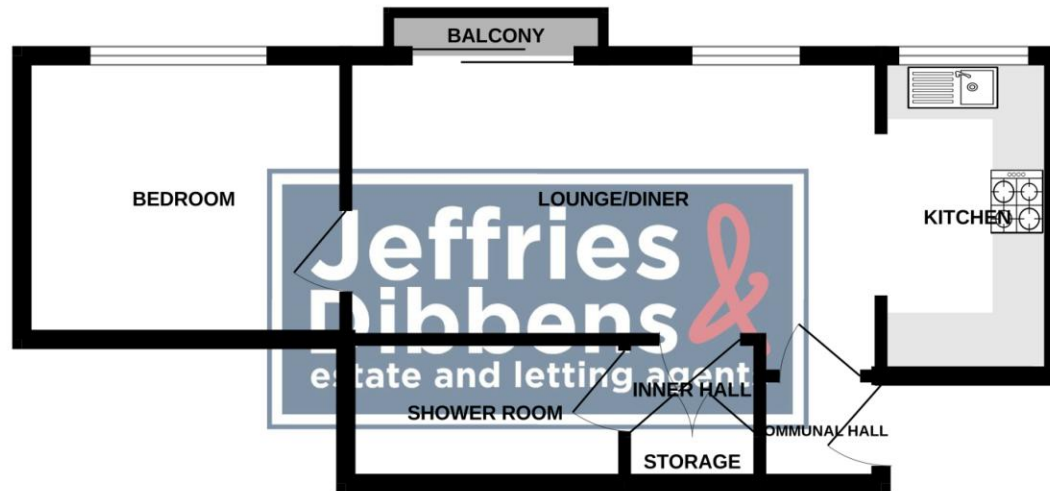
BALCONY Small balcony area with gate leading to communal garden.

OUTSIDE

PARKING 1 x allocated parking spot and 1 x additional spot for £600 pa.



GROUND FLOOR



NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY

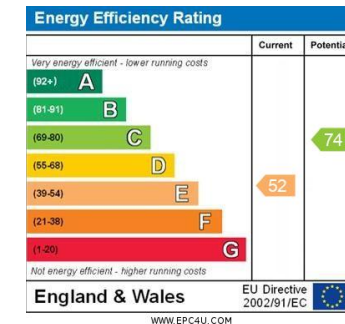
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

COUNCIL TAX BAND
Band A

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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