



£167,000
Henderson Park
Southsea, PO4 9JQ

ONE BEDROOM MOBILE HOME WITH OFF ROAD PARKING FOR TWO VEHICLES! Situated in a quiet location of the highly requested Henderson Park, is this one bedroom mobile home. The property briefly comprises; 15ft fitted kitchen/diner opening to a 15ft lounge, double bedroom with a fitted wardrobe and a fitted bathroom. Additional benefits for this home include a wrap-around garden with two sheds, double glazing, gas central heating and off-road parking. Ideally positioned with close proximity to Bransbury Park, Eastney Marina and the seafront! Please contact Jeffries & Dibbens to arrange your internal viewing or for further details.

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ENTRANCE UPVC Composite front door to:-

PORCH Radiator, space & plumbing for washing machine, space for tumble dryer, open to hallway.

HALLWAY Radiator, doors to bedroom, bathroom and kitchen/diner.

BEDROOM 15' 10" x 7' 11" (4.84m x 2.42m) Double glazed window to front elevation, radiator, fitted wardrobe.

BATHROOM 7' 8" x 6' 3" (2.34m x 1.92m) Obscure glazed window to rear elevation, heated towel rail, wall mounted wash basin with mixer tap and vanity unit, low level w.c, panelled bath with shower attachment.

KITCHEN/DINER 15' 10" x 7' 6" (4.83m x 2.29m) Double glazed windows to front and rear elevations, radiator, range of wall and base units, roll top work surfaces, integrated oven with gas hob and overhead extractor fan, opening to lounge.

LOUNGE 15' 9" x 12' 1" (4.82m x 3.70m) Double glazed windows to side and front elevations, radiator, cupboard housing wall mounted combination boiler, open to porch.

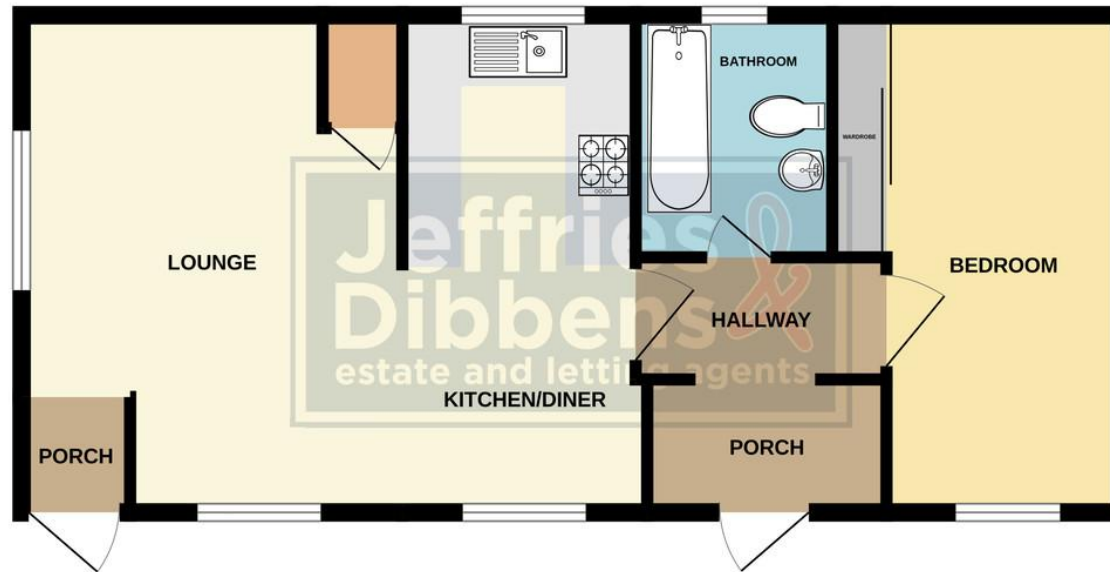
PORCH Obscure UPVC double glazed door to outside.

GARDEN Laid to lawn with concrete area, two storage sheds.

PARKING Hardstand with off-road parking for 2 vehicles.



GROUND FLOOR



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
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

SITE INFORMATION:

Management/Freeholder – Portsmouth City Council

Site fees - £46.81 per week (includes domestic & waste water).

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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