



**£150,000**  
**33 Henderson Park**  
Southsea, PO4 9JQ



ONE BEDROOM MOBILE HOME WITH OFF ROAD PARKING & NO FORWARD CHAIN! Situated in a quiet location of the highly requested Henderson Park, is this one bedroom mobile home. The property briefly comprises; reception room with bay window, fitted kitchen, double bedroom with built-in wardrobes and a fitted four-piece bathroom. Additional benefits for this home include a wrap-around garden with a shed, double glazing, gas central heating and hardstand for 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.





**ENTRANCE** Obscure double glazed front door to:-

**UTILITY ROOM** 11' 8" x 3' 8" (3.57m x 1.12m) Double glazed window to side elevation, space and plumbing for washing machine, double glazed door to kitchen.

**KITCHEN** 13' 5" x 8' 5" (4.09m x 2.58m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven and induction hob with extractor hood over, spaces for under counter fridge and freezer, tile to principal areas, opening to hall and reception room, double glazed window to side elevation.

**RECEPTION ROOM** 15' 0" x 13' 5" (4.59m x 4.11m) Double glazed bay window to front elevation, radiator, double glazed sliding door to sun room.

**SUN ROOM** 7' 7" x 3' 8" (2.33m x 1.14m) Dual aspect double glazed windows.

**HALLWAY** Cupboard housing wall mounted combination boiler, storage cupboard, radiator, fitted wardrobe, doors to bedroom and bathroom.

**BATHROOM** 8' 2" x 6' 8" (2.49m x 2.05m) Panel enclosed bath with mixer tap and shower attachment, combined vanity unit housing WC and wash basin with mixer tap, corner shower cubicle with mains powered shower, extractor fan, storage cupboard, tiled to principal areas, obscure double glazed door to garden.

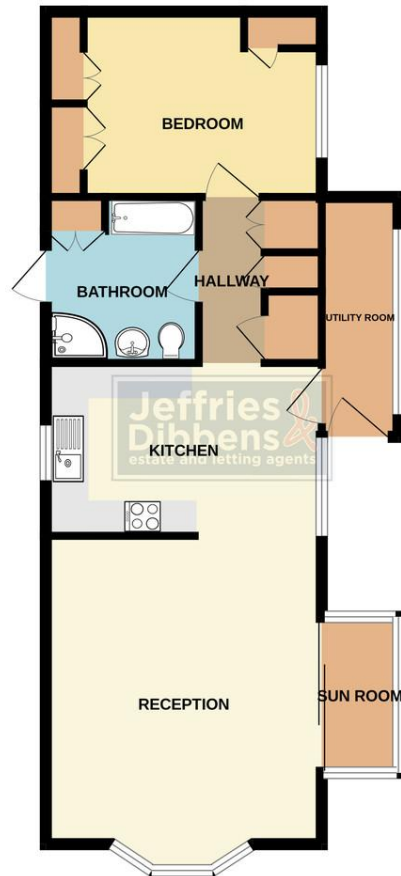
**BEDROOM** 11' 7" x 9' 0" (3.54m x 2.75m) Double glazed window to side elevation, radiator, a range of fitted bedroom furniture including: wardrobes, bedside cabinets and chest of drawers.

**GARDEN** Mainly laid to paving with an artificial lawn area, south facing, shed.

**PARKING** Space for one vehicle on hardstand.



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

Hampshire County Council

## TENURE

Freehold

## COUNCIL TAX BAND

Band A

## VIEWINGS

By prior appointment only

## SITE INFORMATION:

**Management/Freeholder** – Portsmouth City Council

**Site fees** - £45.45 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  
Dibbens**  
estate and letting agents

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