



  
Jeffries & Dibbens  
**FOR SALE**  
023 9247 4737  
jdea.co.uk

**£249,950**  
**14 High Lawn Way**  
Leigh Park, PO9 5BP



## PROPERTY SUMMARY

Offered with No Forward Chain, this two bedroom end terraced house benefits from off road parking and a generous South Facing Garden. The well presented accommodation which has been recently decorated and had new carpets, comprises hallway, fitted kitchen/diner and a spacious lounge with new electric fire and bay opening out to the rear garden. The first floor landing leads to the shower room and two well proportioned double bedrooms. Located conveniently close to ample local amenities and transport links, internal viewings are highly recommended. Contact us today to arrange your visit.





**HALL**

**KITCHEN 11' 2" x 10' 6" (3.4m x 3.2m)**

**LOUNGE/DINER 17' 5" x 10' 2" (5.31m x 3.1m)**

**LANDING**

**BEDROOM ONE 17' 5" x 9' (5.31m x 2.74m)**

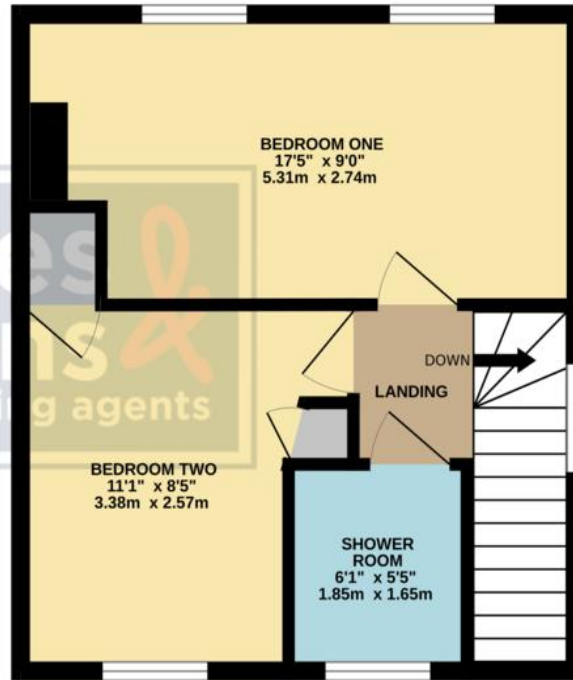
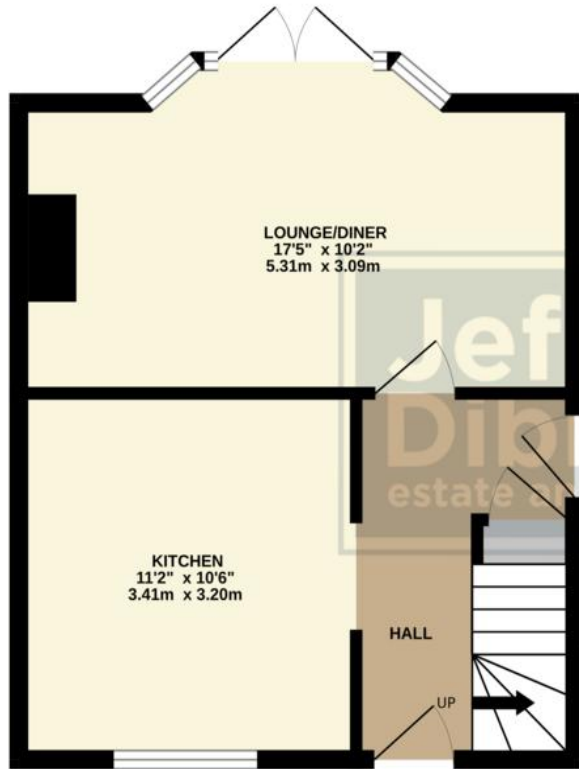
**BEDROOM 11' 1" x 8' 5" (3.38m x 2.57m)**

**SHOWER ROOM 6' 1" x 5' 5" (1.85m x 1.65m)**

**STORE SHED & LEAN TO**

GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.

1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.1 sq.m.) approx.

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  
Freehold

COUNCIL TAX BAND  
Band B

VIEWINGS  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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