



£279,950
25 Adhurst Road
West Leigh, PO9 2HP

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac, this modern three bedroom family home offers Off Road Parking as well as a low maintenance rear garden, conservatory and a utility room. With a stylish dual aspect living room and fitted kitchen that leads to the bright conservatory and convenient utility room, the first floor landing leads to a contemporary shower room and three well proportioned bedrooms. Situated close to transport links and well regarded schools, we feel this property will make a lovely home for first time buyers/investors and families alike, contact us today to arrange your viewing.





ENTRANCE HALL

LOUNGE/DINER 21' 8" x 10' 3" (6.6m x 3.12m)

KITCHEN 13' 5" x 7' 7" (4.09m x 2.31m)

CONSERVATORY

UTILITY ROOM

LANDING

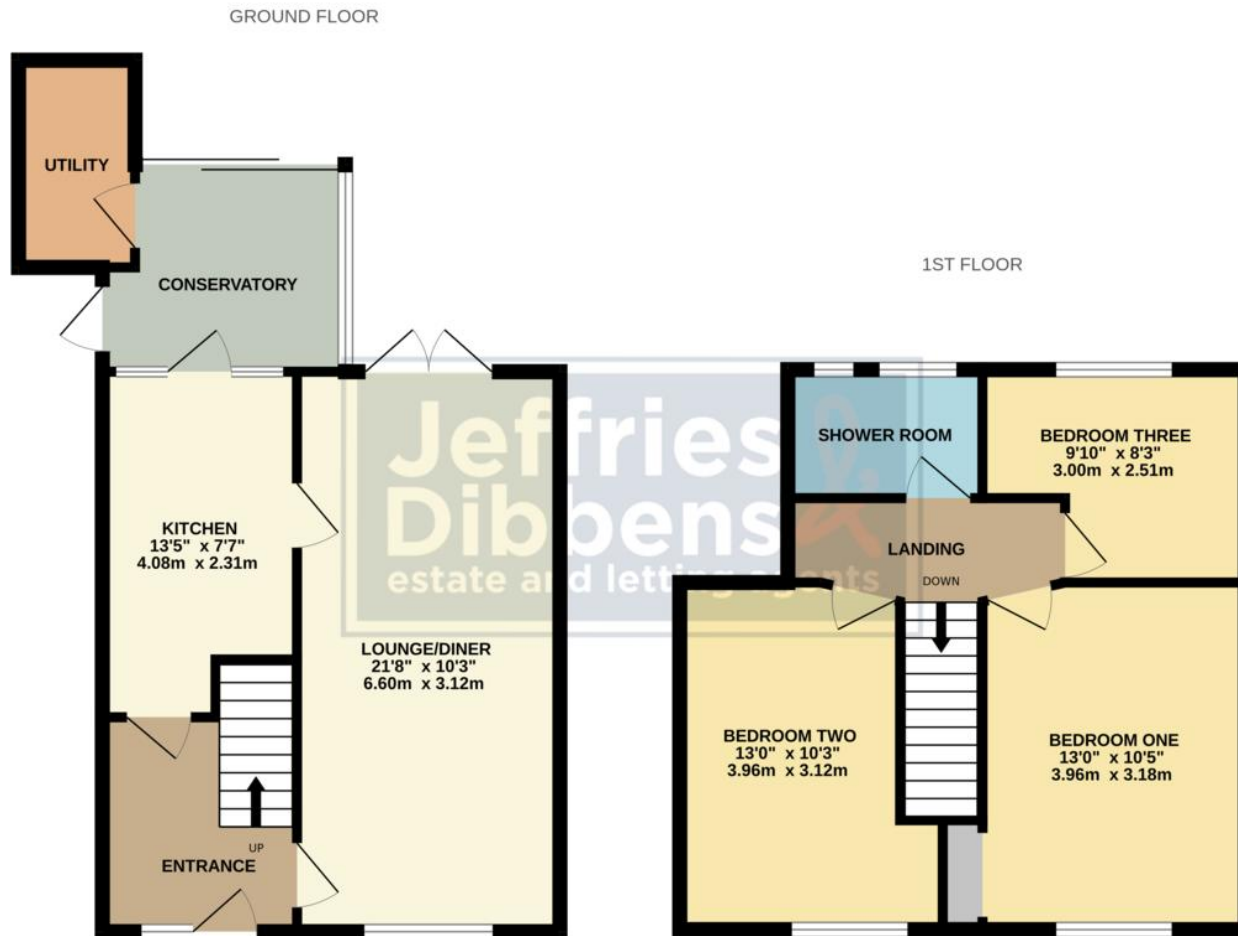
BEDROOM ONE 13' x 10' 5" (3.96m x 3.18m)

BEDROOM TWO 13' x 10' 3" (3.96m x 3.12m)

BEDROOM THREE 9' 10" x 8' 3" (3m x 2.51m)

SHOWER ROOM





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.



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