



**£140,000**  
**17 Henderson Park**  
Southsea, PO4 9JQ

MOBILE HOME WITH STUNNING VIEWS & NO FORWARD CHAIN! An opportunity to purchase a mobile home situated in the highly requested Henderson Park, Southsea. The accommodation on offer comprises; 11ft kitchen/diner, wet room, 11ft double bedroom with fitted wardrobes and spacious living room with stunning uninterrupted views of Lock Lake. Additional benefits include gas central heating, double glazing throughout and off road parking to the front. To fully appreciate all this home has to offer, please call Jeffries & Dibbens to arrange your viewing.





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

**PORCH** Double glazed window to rear elevation, opening to lobby.

**LOBBY** Doors to all rooms.

**BEDROOM** 11' 9" x 7' 3" (3.60m x 2.23m) Double glazed window to side elevation, radiator, fitted wardrobes with overhead storage cupboards

**WET ROOM** 7' 9" x 4' 0" (2.37m x 1.24m) Obscure double glazed window to front elevation, shower cubicle with electric shower, close coupled WC, pedestal mounted wash basin, radiator, extractor fan.

**KITCHEN/DINER** 11' 9" x 8' 8" (3.59m x 2.65m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for cooker, space for fridge/freezer, space and plumbing for washing machine, wall mounted combination boiler, dual aspect double glazed windows opening to living room.

**LIVING ROOM** 11' 9" x 11' 1" (3.60m x 3.40m) Dual aspect double glazed windows, radiator, double glazed door to garden.

**GARDEN** Grass to a hardstand parking space, two storage sheds, sea views.

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

**AGENTS NOTE:**

**COUNCIL TAX**

Band A.

**Management/Freeholder** – Portsmouth City Council

**Site Fees** - TBC

GROUND FLOOR

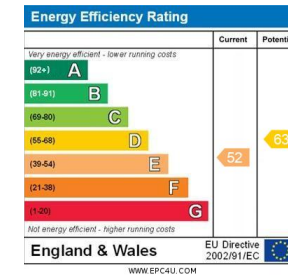


**LOCAL AUTHORITY**  
Portsmouth City Council

**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  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

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**CONTACT**

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