

£285,000
30 Farrington Road
West Leigh, PO9 2LR

PROPERTY SUMMARY

This beautifully presented two/three bedroom extended family home sits well in its corner plot offering ample off road parking to front and contemporary living throughout. The front porch leads through to the hallway, there is a stylish living room with a wonderful sky lantern, a versatile space that could easily be utilised as a ground-floor bedroom. The heart of the home is the open-plan kitchen and dining room, complete with double doors opening directly onto the garden. Upstairs, the landing leads to two well-proportioned double bedrooms and a modern family bathroom suite. To the rear is a landscaped, south-facing garden featuring a powered summerhouse, cleverly split into a home office and a relaxation space. A convenient store shed to the side completes this fantastic outside space. An internal viewing is essential to truly appreciate the space and quality of accommodation on offer here and potential for further extension (subject to the usual permissions). Contact us today to arrange your viewing.





PORCH

HALLWAY

KITCHEN 10' 11" x 10' 6" (3.33m x 3.2m)

DINING ROOM 17' 10" x 11' 6" (5.44m x 3.51m)

LOUNGE 16' 6" x 10' 6" (5.03m x 3.2m)

LANDING

BEDROOM ONE 16' 5" x 9' 8" (5m x 2.95m)

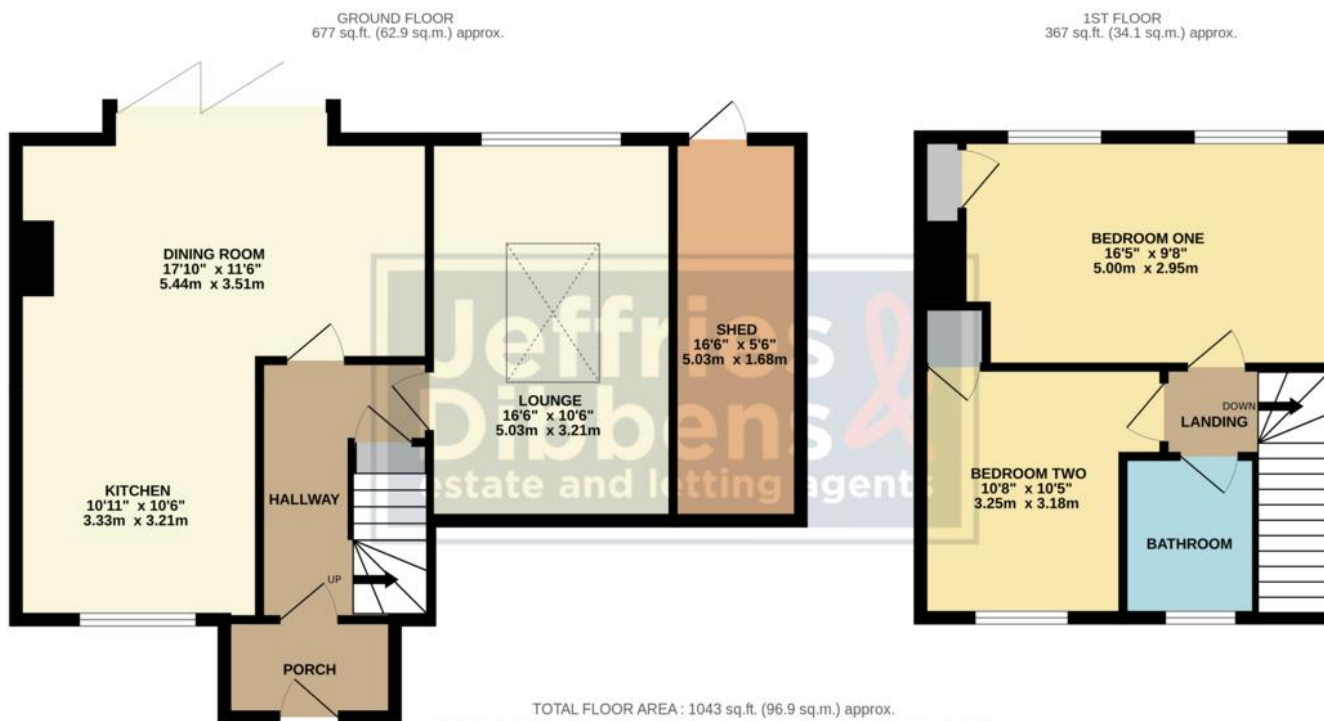
BEDROOM TWO 10' 8" x 10' 5" (3.25m x 3.18m)

BATHROOM

SHED 16' 6" x 5' 6" (5.03m x 1.68m)

SUMMERHOUSE





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 A

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 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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