

£325,000

30 Great Copse Drive

Leigh Park, PO9 5DA

PROPERTY SUMMARY

Three bedroom semi detached family home located in the popular residential location of Great Copse Drive. Fronting on to a wooded copse and accessed via pedestrian pathway, with parking and the garage to rear, there is also a low maintenance paved rear garden. The spacious accommodation comprises a hallway, ground floor WC, large lounge measuring 22'9 x 12'10, fitted kitchen/diner, utility room and a garage with an electric roller door. The first floor landing leading to three well proportioned bedrooms with ample built in wardrobes to the master and a four piece bathroom suite. An internal viewing is essential to truly appreciate the size of accommodation on offer here, contact us today to arrange your viewing.





HALLWAY

WC

LOUNGE 22' 9" x 12' 10" (6.93m x 3.91m)

KITCHEN/DINER 17' x 13' 8" (5.18m x 4.17m)

PORCH

UTILITY ROOM 9' 6" x 8' 6" (2.9m x 2.59m)

GARAGE 12' 1" x 8' 5" (3.68m x 2.57m)

LANDING

BEDROOM ONE 13' x 12' 10" (3.96m x 3.91m)

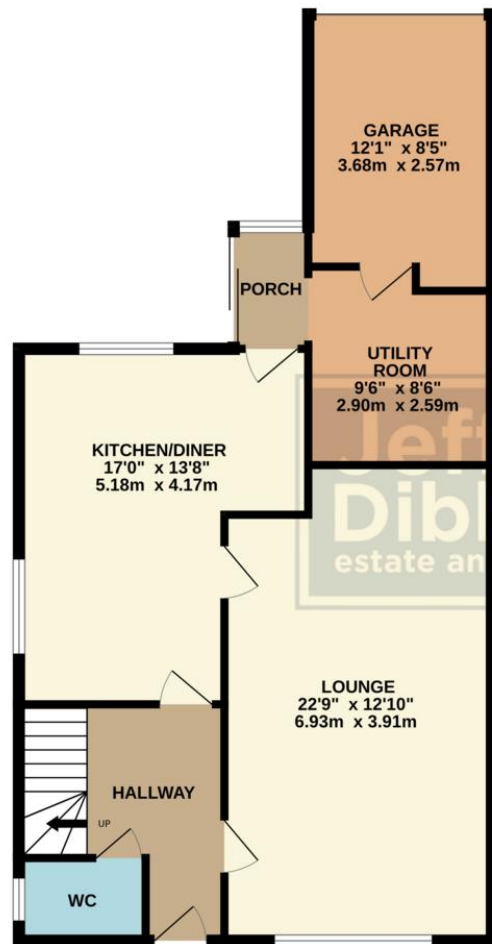
BEDROOM TWO 12' 10" x 11' 9" (3.91m x 3.58m)

BEDROOM THREE 9' 3" x 8' 5" (2.82m x 2.57m)

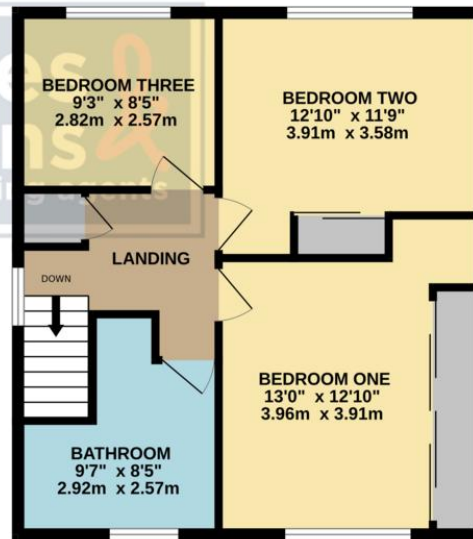
BATHROOM 9' 7" x 8' 5" (2.92m x 2.57m)



GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1358 sq.ft. (126.1 sq.m.) approx.

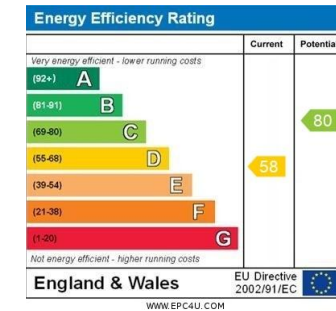
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

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
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk