



Offers Over **£220,000**

**Oasthouse Drive**

Horndean, PO8 0UG



## PROPERTY SUMMARY

Located in the heart of Horndean village centre we are delighted to offer for sale this very well presented 2 bedroom apartment in Oasthouse Drive. This splendid property has a large number of benefits and internal viewings are strongly advised. The property has 2 double bedrooms, 2 bathroom suites and a large lounge which opens on to a modern fitted kitchen with a range of built in appliances. Externally there is covered allocated parking and a large rear garden for residents use and lifts to all floors. There is an array of shops, restaurants and facilities on hand and good access to the A3M for commuters. To arrange your viewing contact us today!

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**ENTRANCE HALL** Radiator, herring bone style flooring, large storage cupboard, doors to:

**BEDROOM 1** 16 max' x 9' 9" (4.88m x 2.97m) Window to side aspect, radiator, fitted wardrobes, feature wood panelled wall, door to:

**ENSUITE** Heated towel rail, extractor, shower cubicle, WC, hand wash basin with vanity surround and cupboard under, part tiled, spot lighting.

**BEDROOM 2** 9' 7" x 8' 11" (2.92m x 2.72m) Window to side aspect, radiator, feature wood panelled wall.

**BATHROOM** Heated towel rail, extractor, panelled bath with shower, WC, hand wash basin with vanity surround and cupboard under, part tiled, spot lighting.

**LOUNGE/KITCHEN** 19' 5 max" x 12' 11 max" (5.92m x 3.94m) Windows to both side aspects, window and door to rear with Juliette balcony, floor to ceiling radiator, herring bone style flooring, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and hose style mixer tap, built in oven, hob and extractor, fridge, freezer, washing machine and dishwasher, concealed wall mounted boiler, spot lighting, under unit lighting.

#### **OUTSIDE**

**PARKING** Covered allocated parking with lighting.

**CYCLE STORE** Coded number system leading to internal bike storage area.

**COMMUNAL GARDEN** Large communal rear garden which is mostly laid to lawn, patio area, steps to gated side access.

**LEASE INFORMATION** As of March 2026 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: Estates & Management.. First Port management company

Balance of lease (as of current date):116

Ground Rent Charges: £404 pa

Ground Rent Review Period: 5 years

Service/Maintenance Charges approx 1600 pa

Building's Insurance Charges: n/a

Service Charge Review Period: yearly

Are pets allowed ? Yes with permission

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

## FIRST FLOOR



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

East Hampshire District Council

## TENURE

Leasehold

## COUNCIL TAX BAND

Band B

## VIEWINGS

By prior appointment only

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

## OFFICE ADDRESS

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