

£240,000

95 Priorsdean Crescent

Leigh Park, PO9 3AS

PROPERTY SUMMARY

This two bedroom semi detached home is located just 1 mile from Havant Town Centre with its mainline train station and range of amenities. Backing on to peaceful greenery with a scenic path and stream, the garden has a South facing aspect and is laid to lawn, there is also a lawned front garden. The internal accommodation comprises a spacious lounge and kitchen/diner, with two well proportioned double bedrooms and a bathroom suite upstairs. An internal viewing is essential to truly appreciate the space and potential on offer. Contact us today to arrange your appointment.





ENTRANCE

LOUNGE 13' 9" x 11' 6" (4.19m x 3.51m)

KITCHEN/DINER 16' 9" x 9' 8" (5.11m x 2.95m)

LANDING

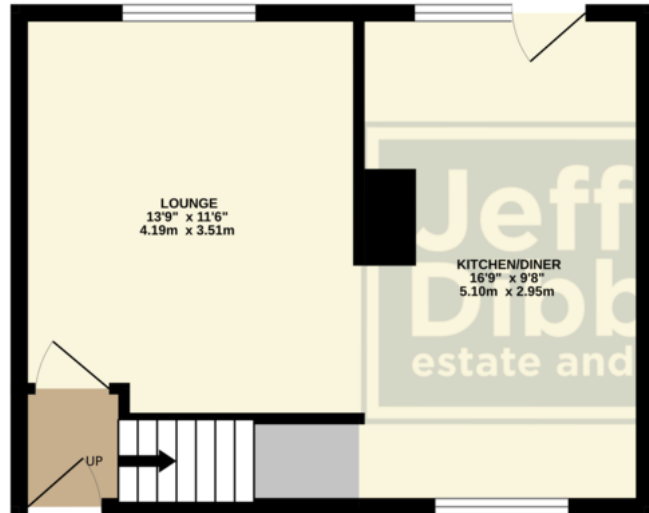
BEDROOM ONE 13' 8" x 9' 6" (4.17m x 2.9m)

BEDROOM TWO 12' 3" x 9' 7" (3.73m x 2.92m)

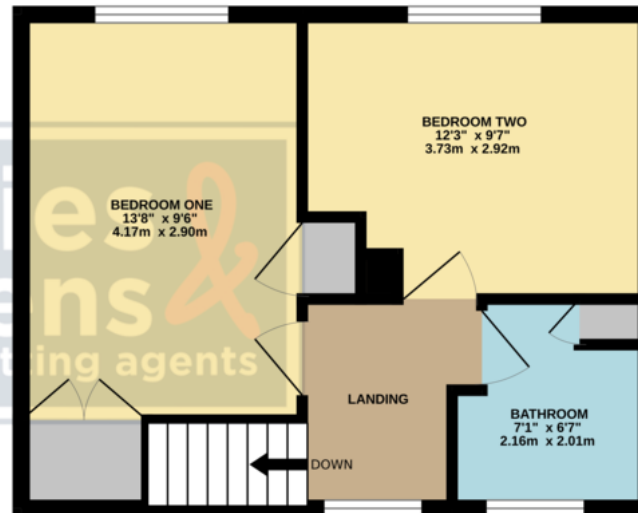
BATHROOM 7' 1" x 6' 7" (2.16m x 2.01m)



GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.3 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.
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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		72 C
55-68	D		
39-54	E	53 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
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