

£219,000

201 Winterslow Drive

Leigh Park, PO9 5EB

PROPERTY SUMMARY

Offered with No Forward Chain, this two bedroom property backs on to Staunton Country Park. Ideal as a first time buy, investment or downsize opportunity, this neutrally presented home has a move-in-ready feel whilst being able to put your own stamp on. The internal accommodation comprising hallway, lounge, kitchen/diner, conservatory, wet room and two double bedrooms. Located conveniently close to schools, bus stops, local amenities and a short walk to the Farm & Country Park. Contact us at your soonest opportunity to arrange your viewing.

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HALLWAY

LOUNGE 12' 9" x 12' 1" (3.89m x 3.68m)

KITCHEN/DINER 18' 2" x 6' 11" (5.54m x 2.11m)

CONSERVATORY 9' 8" x 9' 5" (2.95m x 2.87m)

LANDING

BEDROOM ONE 15' x 10' (4.57m x 3.05m)

BEDROOM TWO 11' 5" x 9' 11" (3.48m x 3.02m)

WET ROOM

GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

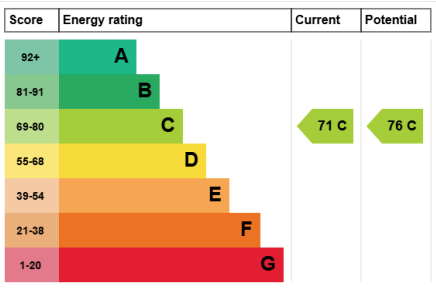
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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