



**£425,000**  
**11 Penk Ridge**  
West Bedhampton, PO9 3LT

## PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented three bedroom semi detached property located in the elevated position of Penk Ridge. The property consists of a hallway, a bright and airy lounge leading onto an open plan kitchen/diner with integral appliances. Ascending the stairs to the first floor you will find a modern fitted family bathroom, three good size bedrooms of which two benefit from sea views. Externally there is a block paved driveway providing off road parking and a good size rear garden with access to a garage. To arrange your viewing contact our Drayton Office today!

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**FRONT** Off road parking to front of the property, side access to rear garden.

**HALLWAY**

**LOUNGE** 16' 4" x 12' 1" (4.98m x 3.68m)

**KITCHEN/DINER** 18' 5" x 8' 6" (5.61m x 2.59m)

**LANDING**

**BEDROOM ONE** 13' 9" x 10' 7" (4.19m x 3.23m)

**BEDROOM TWO** 11' 6" x 9' 8" (3.51m x 2.95m)

**BEDROOM THREE** 8' 8" x 7' 5" (2.64m x 2.26m)

**BATHROOM** 8' 3" x 5' 4" (2.51m x 1.63m)

**REAR GARDEN** Mainly laid to lawn with patio seating area, access to garage.

**GARAGE**





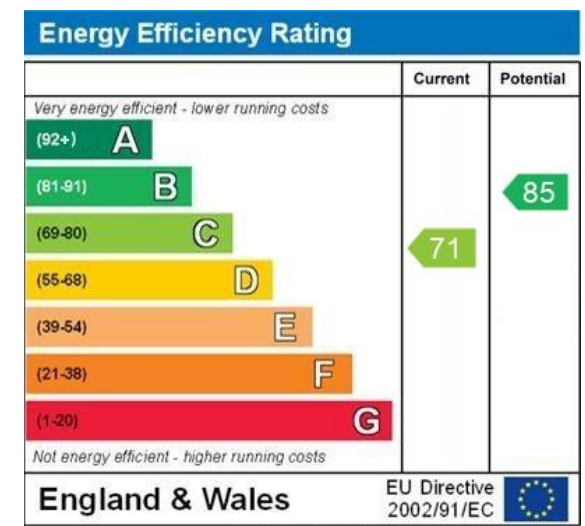
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**VIEWINGS**  
By prior appointment only



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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