



£385,000
1 Penny Place
Purbrook, PO7 5RL

PROPERTY SUMMARY

Offered for sale with no forward chain! Located down a quiet cul-de-sac in one of the most desirable areas of Purbrook, we are delighted to offer for sale this 3 bedroom detached bungalow in Penny Place. The property has a large number of benefits and internal viewings are very strongly advised. The property offers 3 well proportioned bedrooms, a fitted kitchen, modern bathroom suite, a large lounge and Conservatory. Externally there is a pleasant and private south facing rear garden, front garden, a large driveway providing off road parking and garage. Local shops and facilities are just a short distance away and early interest is expected so call us today as sole agent to arrange a viewing.





HALL Radiator, storage cupboard, access to loft, doors to:

KITCHEN 11' 5" x 10' 0" (3.48m x 3.05m) Windows to side and rear aspects, door to rear garden, radiator, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, integrated microwave hob and extractor, integrated fridge and freezer, plumbing for washing machine, breakfast bar.

LOUNGE/DINER 14' 10" x 10' 11" (4.52m x 3.33m) Radiator, sliding doors to.

BEDROOM 1 13' 2" x 9' 11" (4.01m x 3.02m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 2 11' 10" x 9' 2" (3.61m x 2.79m) Window to front aspect, radiator.

BEDROOM 3 9' 10" x 7' 4" (3m x 2.24m) Window to side aspect, radiator.

BATHROOM Two windows to side aspect, heated towel rail, shower cubicle, WC, hand wash basin with vanity surround and drawer under.

CONSERVATORY 11' 1" x 7' 6" (3.38m x 2.29m) Windows to all aspect, doors leading to rear garden.

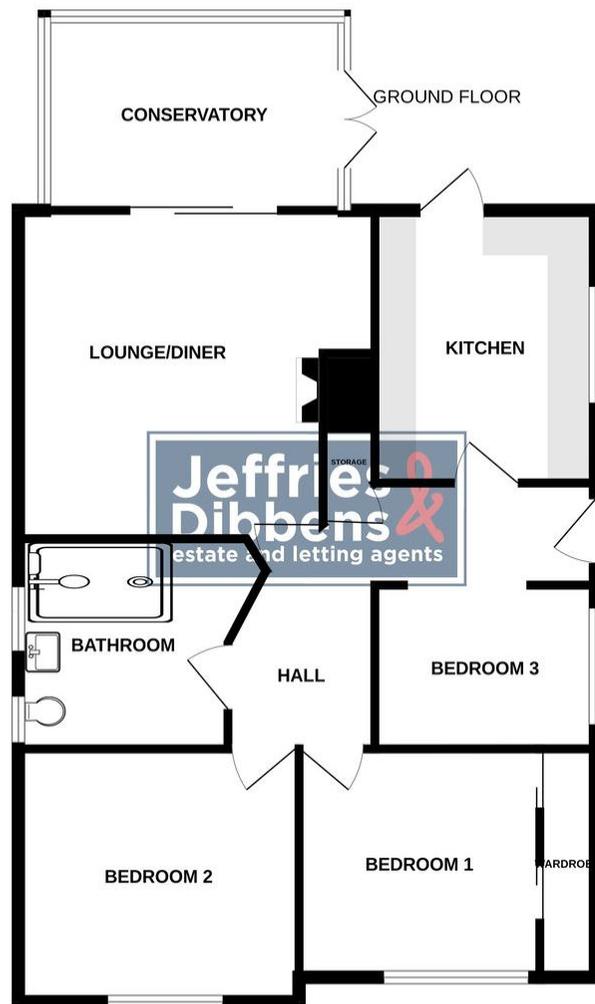
OUTSIDE

REAR GARDEN Area laid to lawn, patio area, gated side access, outside tap, shed, private door to garage.

GARAGE 22' 4" x 9' 7" (6.81m x 2.92m) Up and over garage door, power and light.

FRONT GARDEN Driveway providing off road, area laid to lawn.





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

EPC TO FOLLOW

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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