

£215,000
143 Parkhouse Farm Way
Leigh Park, PO9 4DL

PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom family home offers huge potential to modernise. With potential to create off road parking to the front (subject to the usual permissions) and Westerly facing rear garden mainly laid to lawn with a brick store shed. The internal accommodation comprises front porch, hallway, lounge with bay window and kitchen/diner with doors to the garden. The first floor landing leads to three well proportioned bedrooms, bathroom and storage cupboard. Located within convenient reach of local schools, shops and transport links, an internal viewing is essential to truly appreciate the potential to transform this into a lovely family home, contact us today to arrange your appointment.





PORCH

HALLWAY

LOUNGE 15' 5" x 12' 3" (4.7m x 3.73m)

KITCHEN/DINER 18' 5" x 9' 2" (5.61m x 2.79m)

LANDING

BEDROOM ONE 12' x 11' 9" (3.66m x 3.58m)

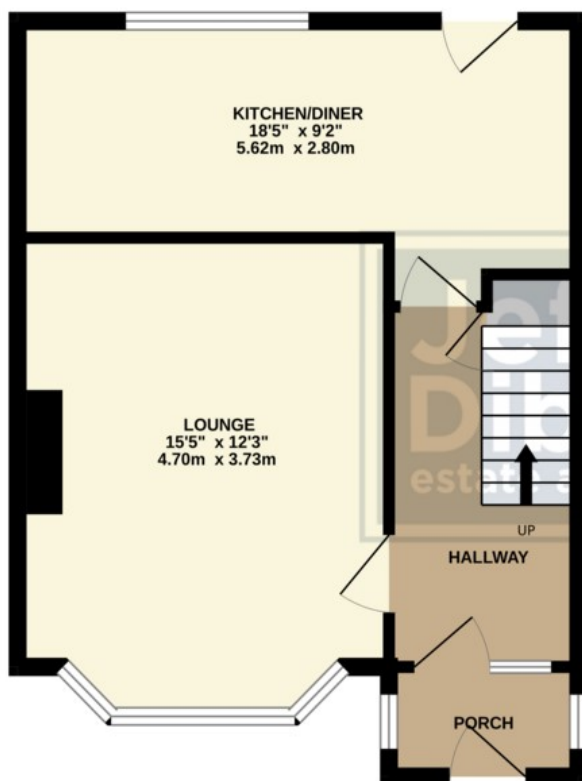
BEDROOM TWO 12' x 9' 3" (3.66m x 2.82m)

BEDROOM THREE 8' 5" x 8' 2" (2.57m x 2.49m)

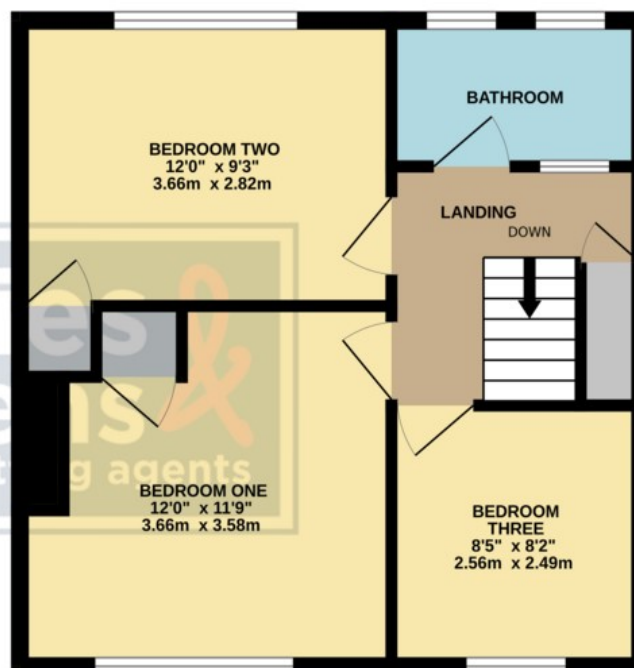
BATHROOM



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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
Dibbensen**
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