



RAMSDALE
AVENUE



£295,000
99 Ramsdale Avenue
Leigh Park, PO9 4DY

PROPERTY SUMMARY

Situated in a highly regarded residential area with the envious location backing onto a serene woodland, this beautifully presented three bedroom extended family home benefits from off road parking and EV charging. The contemporary accommodation is accessed through a front porch leading to a spacious bay-fronted lounge, while the stylish fitted kitchen flows seamlessly to the dining room extension. Upstairs, the landing leads to a modern shower room and three bedrooms with the master boasting ample built in wardrobes space. The low-maintenance, west-facing rear garden backs onto peaceful woodland and features a fantastic, fully insulated summerhouse with power and lighting. To the front, the driveway provides off road parking complete with a Pod Point EV charger. Peace of mind is offered with the windows, doors and fencing replaced within the last few years. Ideal for first time buyers or families looking for a move-in-ready home, close to local amenities, transport links and woodland walks. This property truly is a must see, contact us today to arrange your appointment.





PORCH

LOUNGE 17' 6" x 12' 11" (5.33m x 3.94m)

KITCHEN 17' 6" x 7' 1" (5.33m x 2.16m)

DINING ROOM 10' 3" x 8' (3.12m x 2.44m)

LANDING

BEDROOM ONE 12' 1" x 12' (3.68m x 3.66m)

BEDROOM TWO 9' 4" x 8' 10" (2.84m x 2.69m)

BEDROOM THREE 8' 4" x 8' 4" (2.54m x 2.54m)

SHOWER ROOM 8' 11" x 5' (2.72m x 1.52m)

SUMMERHOUSE 9' 9" x 5' 10" (2.97m x 1.78m)



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 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		81 B
69-80	C	76 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
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