



£240,000

Beech Court, Blendworth Lane

Horndean, PO8 0AF

PROPERTY SUMMARY

We are delighted to offer for sale this beautiful 2 bedroom ground floor apartment situated in the heart of Horndean village with easy access to the A3. Blendworth Court is an exclusive development of seven luxury 2-bedroom apartments. This well presented ground floor apartment benefits from a lounge/diner, kitchen, two bedrooms with en-suite to the master and family bathroom suite. Externally there is allocated parking space with video and phone entrance system. There are local amenities restaurants, pubs and shops right on your doorstep. Internal viewings are strongly recommended contact us as sole agents on 02392 231 100.





ENTRANCE HALL Door from communal hallway, video entrance system, electric heater, storage cupboard, doors to:

BATHROOM Heated towel rail, panelled bath with shower over, vanity unit incorporating W.C and wash hand basin, brick style tiled splashbacks, extractor.

BEDROOM 1 12' 10" x 8' 5" (3.91m x 2.57m) Window to rear aspect, electric heater, door to:

ENSUITE Walk in shower cubicle, heated towel rail, vanity unit incorporating W.C and wash hand basin, extractor.

BEDROOM 2 9' 1" x 7' 7" (2.77m x 2.31m) Window to rear aspect, electric heater.

LOUNGE/DINER 18' 6" x 10' 9" (5.64m x 3.28m) Dual aspect windows to rear aspect and side aspect, electric heater, opening to:

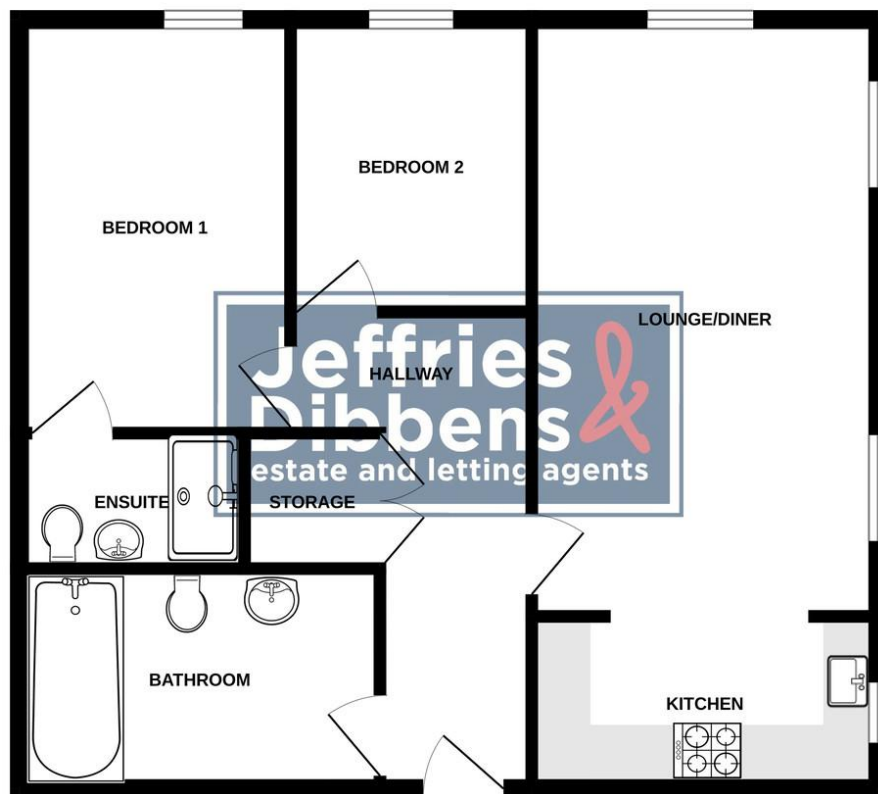
KITCHEN 10' 4" x 7' 0" (3.15m x 2.13m) Window to side aspect, a range of wall and base units incorporating sink unit, integrated oven with hob and fan over, integral fridge/freezer, washing machine and dishwasher.

OUTSIDE The property benefits from allocated parking, guest parking, bin stores, and a store.

LEASE INFORMATION As of July 2026 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: TBC
Balance Of Lease: TBC
Service/Maintenance Charges: TBC
Buildings Insurance Charges: TBC
Ground Rent: TBC
Service Charge Review Period: TBC

GROUND FLOOR



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

TENURE

Leasehold

COUNCIL TAX BAND

Band

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 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

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