



**£189,950**

**22 Willow Park, Leigh Road**

Havant, PO9 2GG

## PROPERTY SUMMARY

Situated in Willow Park, Havant, this modern apartment development is well placed near the town centre, offering easy access to shops and the mainline railway station. The top-floor property features a contemporary open-plan kitchen, dining, and living area filled with natural light, with patio doors opening onto a balcony boasting far-reaching views. There are two bedrooms, a family bathroom, an allocated parking space, and plenty of visitor parking. The development also offers a shared bike shed, bin store, and communal gardens. No forward chain.





## **HALLWAY**

**BEDROOM ONE** 14' 1" x 8' 7" (4.29m x 2.62m)

**BEDROOM TWO** 14' 8" x 7' 7" (4.47m x 2.31m)

## **BATHROOM**

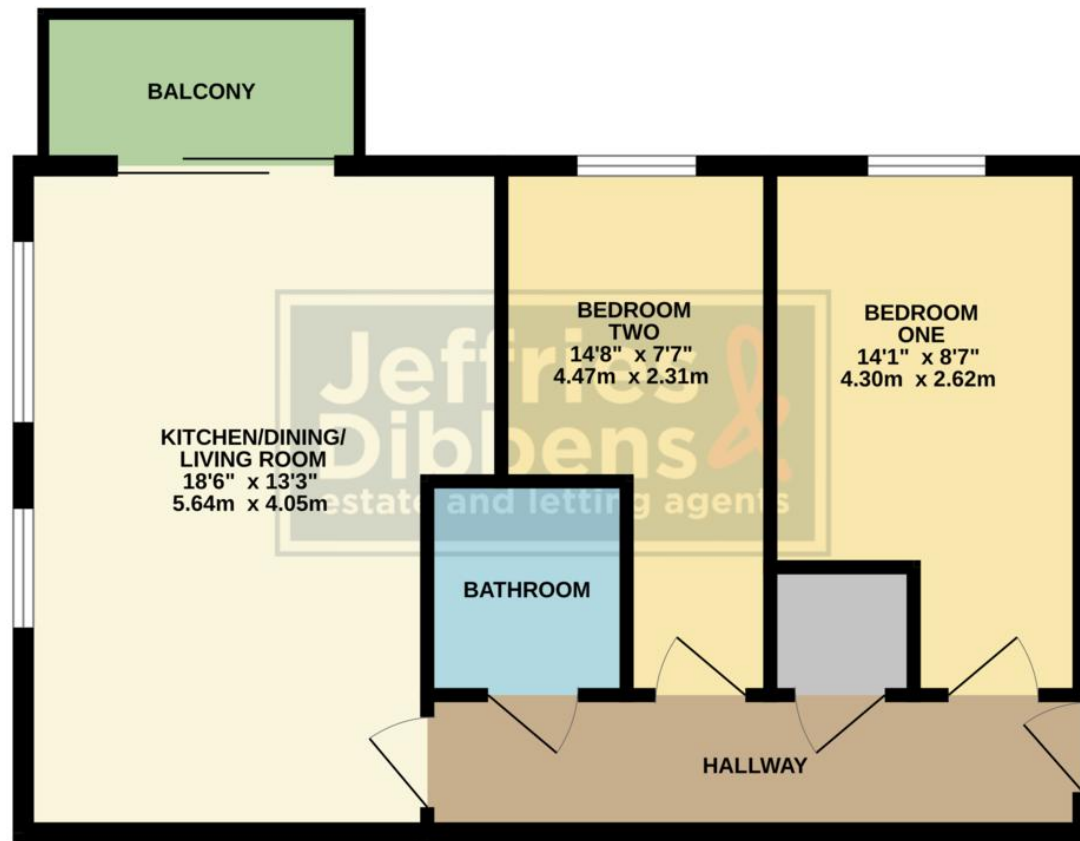
**KITCHEN/DINING/LIVING ROOM** 18' 6" x 13' 3"  
(5.64m x 4.04m)

## **BALCONY**

## **AGENTS NOTE**

We understand there are 117 years remaining on the lease, current Service Charge is £1400 per annum and the Ground Rent £150 per annum

SECOND FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq.ft. (50.6 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	80 C	80 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  
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