

OFFERS IN EXCESS OF
£600,000
1 Southleigh Road
Warblington, PO9 2RR

PROPERTY SUMMARY

Offered with no forward chain, One Southleigh Road occupies a substantial corner plot with wrap-around gardens, a private 25' swimming pool, and a detached garage with workshop. Located within easy access of local amenities, the mainline Havant Station, Warblington station, and the A27. While the property could benefit from a degree of modernisation, it boasts an impressive footprint and offers a fantastic opportunity for a buyer looking for a private detached bungalow to make their own. The layout includes an entrance hallway, lounge with brick fireplace and exposed beams, dining room, kitchen/diner, utility room & lean-to. There are three double bedrooms, a shower room and separate W.C. Outside, the property benefits from a large driveway accessed from Berkeley Square which leads to the garage with workshop. The surrounding plot features lawned areas with shrub borders, alongside a completely private section for the outdoor pool. Internal viewings are highly recommended.





ENTRANCE HALL

BEDROOM ONE 15' 10" x 11' 11" (4.83m x 3.63m)

BEDROOM TWO 10' 5" x 10' 5" (3.18m x 3.18m)

BEDROOM THREE 10' 5" x 8' 4" (3.18m x 2.54m)

SHOWER ROOM 10' 5" x 5' 10" (3.18m x 1.78m)

WC

LOUNGE 17' x 16' (5.18m x 4.88m)

DINING ROOM 14' 8" x 10' (4.47m x 3.05m)

KITCHEN/BREAKFAST ROOM 16' 1" x 10' 11" (4.9m x 3.33m)

UTILITY ROOM 16' 10" x 8' 9" (5.13m x 2.67m)

LEAN TO

GARAGE 16' 10" x 12' 2" (5.13m x 3.71m)

WORKSHOP 12' 2" x 4' 7" (3.71m x 1.4m)

SWIMMING POOL





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 E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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