



**£250,000**  
**60 Littlegreen Avenue**  
West Leigh, PO9 2LF

**Jeffries & Dibbens**  
estate and letting agents

## PROPERTY SUMMARY

This three bedroom terrace home in West Leigh would make for an ideal purchase for a young family or even a discerning first time buyer! Nicely located in a popular avenue and within the catchment area of the well regarded St Albans Primary School and only a mile or so from Havant Town Centre, with its excellent shopping bus & rail links, we feel that this property offers ample scope for enhancement to create a lovely family home. The accommodation also includes a large double aspect lounge/dining room and a kitchen and modern shower room. Outside there are lawn gardens to both front and rear. Viewing highly recommended.

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## ENTRANCE HALL

**KITCHEN** 13' 3" x 6' 10" (4.04m x 2.08m)

**LOUNGE/DINER** 21' 5" x 10' 4" (6.53m x 3.15m)

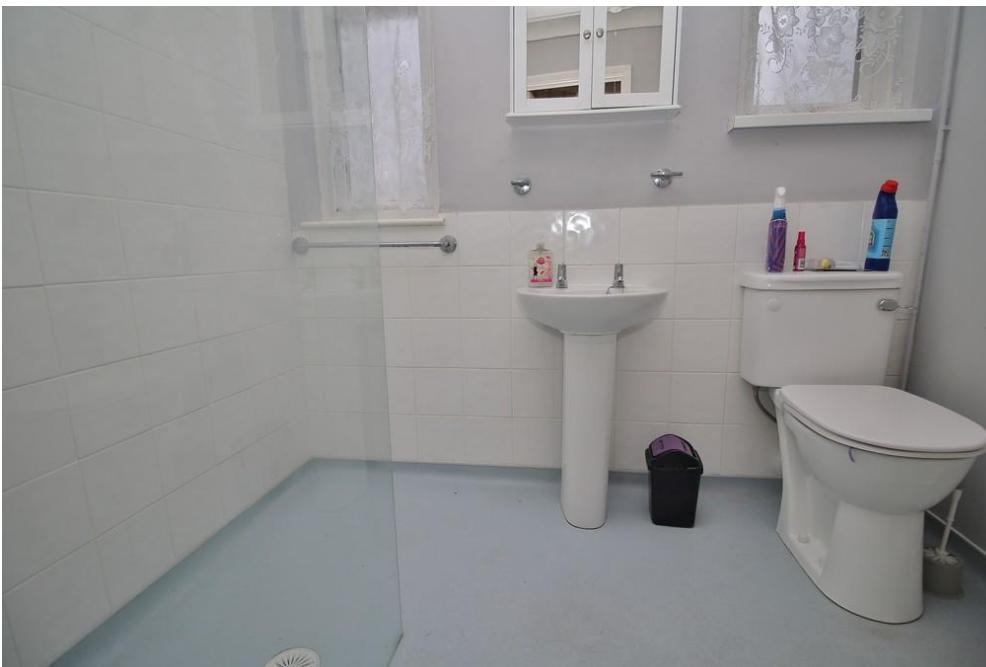
## LANDING

**BEDROOM ONE** 12' 10" x 9' 3" (3.91m x 2.82m)

**BEDROOM TWO** 12' 10" x 7' 10" (3.91m x 2.39m)

**BEDROOM THREE** 9' 9" x 8' 8" (2.97m x 2.64m)

**SHOWER ROOM** 7' 6" x 5' 1" (2.29m x 1.55m)



GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

FIRST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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

**EPC TO FOLLOW**

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.