

£128,000
12 Billys Copse
Leigh Park, PO9 5DJ

PROPERTY SUMMARY

Offered for sale with No Forward Chain, this modern one bedroom ground floor apartment benefits from Off Road Parking. An excellent opportunity for first time buyers, downsizers, or investors, the property is ready to move straight into. The accommodation features laminate flooring throughout, starting in the bright & airy living room. Flowing through into the kitchen that comes fully equipped with a range of wall and base units, tiled splashbacks, a built-in oven and induction hob, and a separate cupboard hosting a tumble dryer - with all kitchen appliances included in the sale. Benefiting from a Vaillant boiler installed in September 2019 and regularly serviced. To the rear is a double bedroom with built in storage cupboards and separate spacious wardrobe, a separate WC, and a modern bathroom complete with a rainfall shower. Outside, the flat boasts its own dedicated parking space directly in front of the property, alongside secure cycle storage to the rear. Positioned in the well regarded Staunton Place development, near local shops, schools, and transport links, viewing is essential.

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LOUNGE 13' 5" x 9' 4" (4.09m x 2.84m)

KITCHEN 9' 6" x 6' (2.9m x 1.83m)

BATHROOM 5' 6" x 5' 5" (1.68m x 1.65m)

WC

BEDROOM 11' 6" x 9' 6" (3.51m x 2.9m)

STORAGE CUPBOARDS

COMMUNAL BIKE STORE

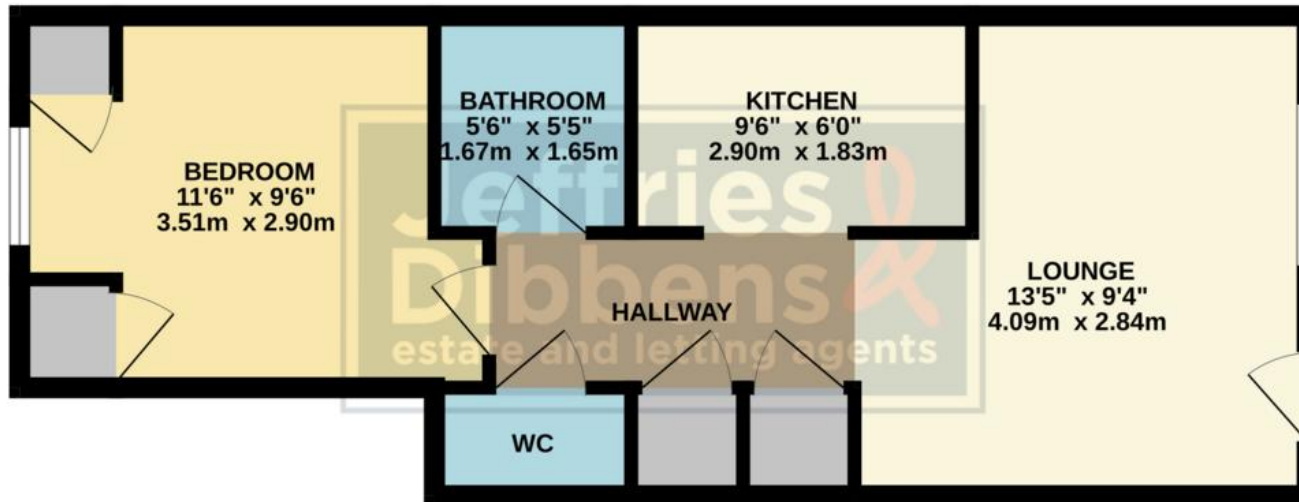
COMMUNAL BIN STORE

AGENTS NOTE

We understand the current annual Service Charge including Building Insurance is £722.52 and annual Ground Rent is £150. There is also an annual estate management charge of £214.15
80 years remain on the lease



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 447 sq.ft. (41.5 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
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

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

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