

£295,000
1 Camellia Crescent
Hogmoor Road, GU35 9GB

PROPERTY SUMMARY

This beautifully presented modern park bungalow is located in a highly regarded gated development for the over 45's opposite Hogmoor Inclosure. Benefiting from off road parking via the driveway, enclosed garden and 5 years remaining of the 10 year warranty, this will truly make a wonderful home. The contemporary accommodation comprises a welcoming and bright kitchen/diner with vaulted ceiling and an island, utility room, spacious living room, stunning bathroom suite, main bedroom with ensuite and walk in wardrobe and a second bedroom, ideal for guests. This is a pet friendly site, set within picturesque countryside with lovely walks nearby, yet still within a couple of miles of the shops and other local amenities. To truly appreciate the peaceful way of living on offer here, an internal viewing is essential. Contact us at your soonest opportunity to arrange your appointment.





DRIVEWAY

KITCHEN/DINER 19' 5" x 14' 10" (5.92m x 4.52m)

LOUNGE 19' 5" x 10' (5.92m x 3.05m)

UTILITY ROOM

BATHROOM 10' 2" x 6' 6" (3.1m x 1.98m)

HALLWAY

BEDROOM ONE 11' 10" x 10' 10" (3.61m x 3.3m)

ENSUITE

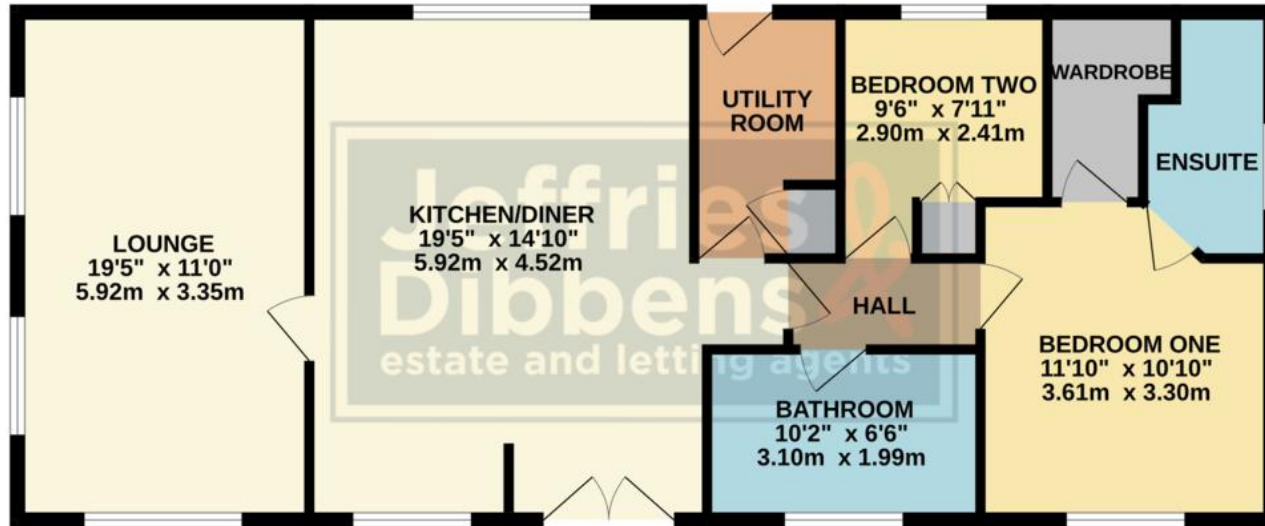
WALK-IN-WARDROBE

BEDROOM TWO 9' 6" x 7' 11" (2.9m x 2.41m)

AGENTS NOTE

We understand there is a monthly site fee of £306.41

GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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

East Hampshire District Council

TENURE

Non-Traditional

COUNCIL TAX BAND

Band A

VIEWINGS

By prior appointment only

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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