



£265,000
19 Winterslow Drive
Leigh Park, PO9 5DX

PROPERTY SUMMARY

Three bedroom well presented family home with off road parking to front, a low maintenance garden with Garage/Workshop to rear. The contemporary accommodation comprises porch, modern fitted kitchen and a lovely open kitchen/dining area with an incredible dual fuel log burner. The first floor landing leads to the stylish bathroom suite and three well proportioned bedrooms. Located only a short walk from Staunton Farm & Country Park, as well as local schools, shops and transport links. An internal viewing is essential to truly appreciate this wonderful family home, contact us today to arrange your visit.





PORCH

KITCHEN 12' 10" x 8' (3.91m x 2.44m)

LOUNGE/DINER 17' 10" x 12' 2" (5.44m x 3.71m)

LANDING

BEDROOM 13' 1" x 10' 2" (3.99m x 3.1m)

BEDROOM TWO 11' 10" x 7' 1" (3.61m x 2.16m)

BEDROOM THREE 9' 5" x 7' 6" (2.87m x 2.29m)

BATHROOM 6' 6" x 6' 2" (1.98m x 1.88m)

WORKSHOP 16' 7" x 11' 7" (5.05m x 3.53m)



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 sq.m.) approx.

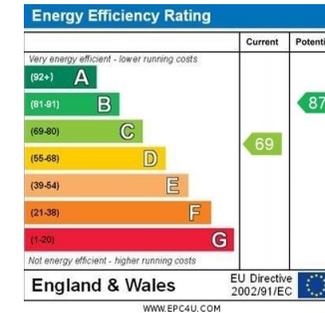
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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