



**£257,500**  
**15 Kingsley Green**  
Leigh Park, PO9 5DU

## PROPERTY SUMMARY

Extended 2/3 bedroom home located close to Staunton Farm & Country Park, with its lovely cycling and walking trails and the lake, there are also schools, transport links and other local amenities nearby. The spacious accommodation comprises hallway, lounge, modern fitted kitchen, dining room/ground floor bedroom, WC, utility with the first floor landing leading to the bathroom suite and two double bedrooms, the master being partly separated into 2 spaces. Benefitting from a new roof installed under current ownership as well as a new kitchen and electrical work. An internal viewing is essential, contact us today to arrange your appointment.





## **HALLWAY**

**LOUNGE** 12' 10" x 12' 1" (3.91m x 3.68m)

**KITCHEN** 7' 0" x 18' 3" (2.13m x 5.56m)

**BEDROOM ONE** 9' 11" x 14' 8" (3.02m x 4.47m)

**DINING ROOM / BEDROOM** 14' 6" x 8' 8" (4.42m x 2.64m)

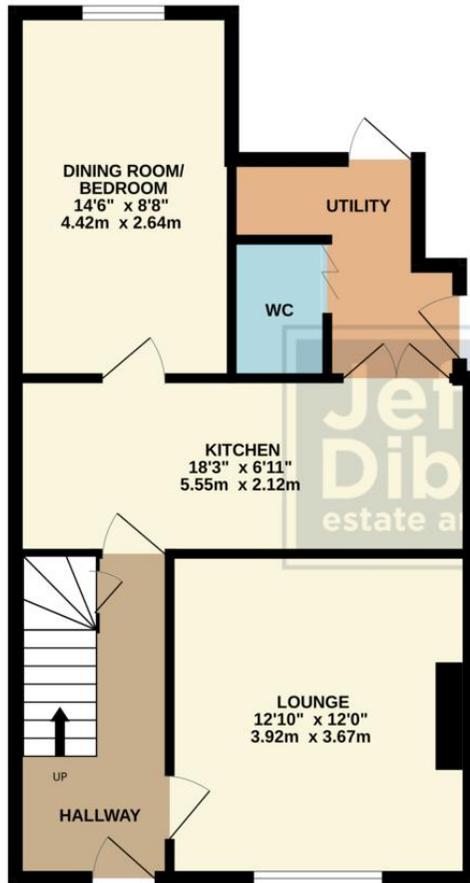
**BEDROOM TWO** 9' 11" x 14' 8" (3.02m x 4.47m)

**BATHROOM** 5' 1" x 6' 5" (1.55m x 1.96m)

**UTILITY** 8' 8" x 7' 6" (2.64m x 2.29m)

**WC**

GROUND FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



FIRST FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

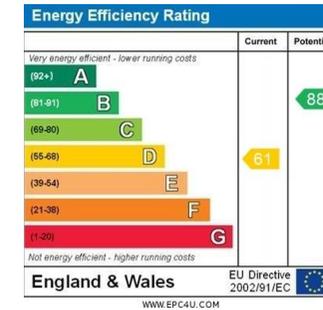
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries  
Dibbens &**  
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