

£380,000

149 Parkhouse Farm Way

Leigh Park, PO9 4DL

PROPERTY SUMMARY

This versatile five bedroom town house, offered with No Forward Chain, is located close to local amenities and transport links. Ideally suited to large families and investors, the spacious accommodation comprises hallway, lounge, kitchen/breakfast room, cloakroom, first floor landing, master bedroom (potential to split to two bedrooms as has two windows), bathroom, further double bedroom, second floor landing, another shower room and 3 further bedrooms. Other benefits include gas central heating, and a rear garden with car hardstanding accessed via a service road off Ramsdale Avenue, which we understand has a small annual service charge. Contact the agents who hold the keys for an internal inspection.





HALLWAY

LOUNGE 12' 3" x 10' 7" (3.73m x 3.23m)

KITCHEN 11' 9" x 10' 4" (3.58m x 3.15m)

WC

LANDING

BEDROOM ONE 16' x 12' 7" (4.88m x 3.84m)

BEDROOM TWO 10' 1" x 8' 11" (3.07m x 2.72m)

BATHROOM 8' 11" x 5' 6" (2.72m x 1.68m)

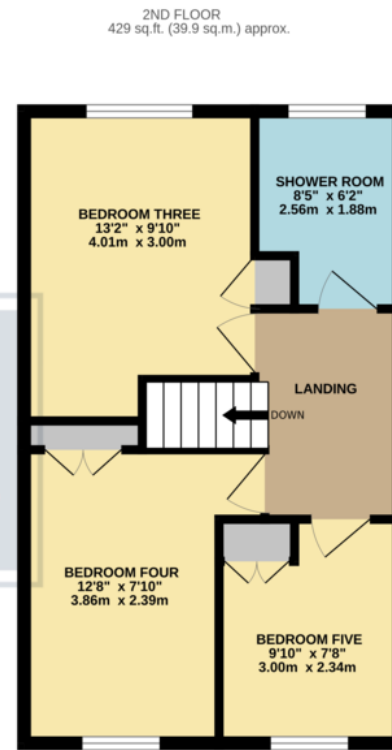
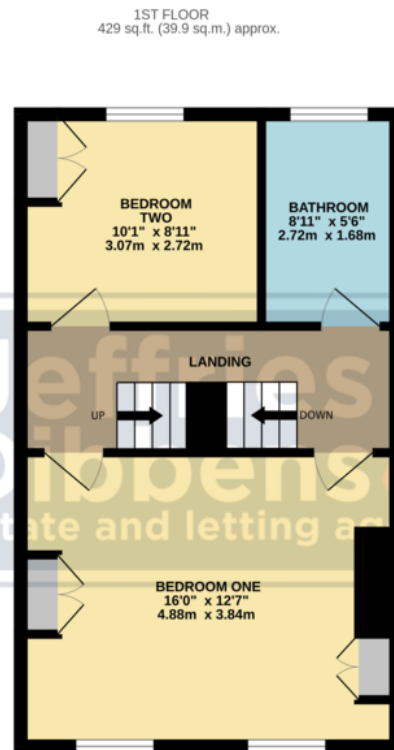
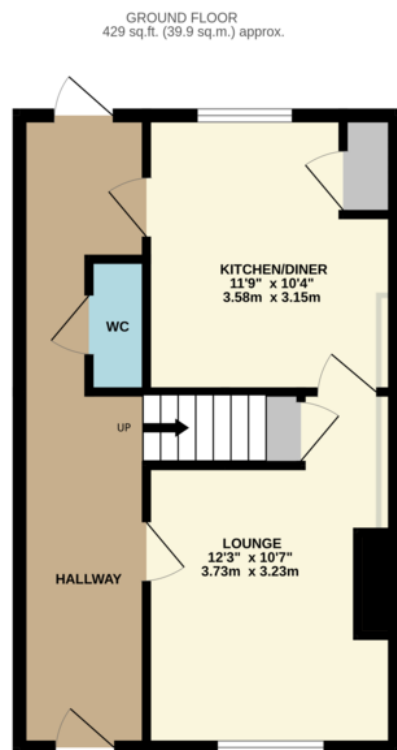
LANDING

BEDROOM THREE 13' 2" x 9' 10" (4.01m x 3m)

BEDROOM FOUR 12' 8" x 7' 10" (3.86m x 2.39m)

BEDROOM FIVE 9' 10" x 7' 8" (3m x 2.34m)

SHOWER ROOM 8' 5" x 6' 2" (2.57m x 1.88m)



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 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.

**Jeffries
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