



£385,000
38 Southleigh Road
Warblington, PO9 2QH

PROPERTY SUMMARY

This spacious semi-detached home sits on a generous plot in a sought-after Warblington location. The bright, airy accommodation is tastefully decorated and features a wide entrance hall leading to an open-plan ground floor, with the lounge and kitchen both opening into the dining room. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the front hardstand provides ample parking and leads to a large covered carport, while the rear offers a sizeable mainly lawn garden. Conveniently located for Havant and Emsworth, the property is also close to Warblington Secondary School and the railway station. No forward chain.

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HALLWAY

WC

KITCHEN/DINER 19' 1" x 10' 4" (5.82m x 3.15m)

LOUNGE 16' 4" x 11' 9" (4.98m x 3.58m)

CONSERVATORY 19' 5" x 5' 9" (5.92m x 1.75m)

LANDING

BEDROOM ONE 12' 1" x 11' 9" (3.68m x 3.58m)

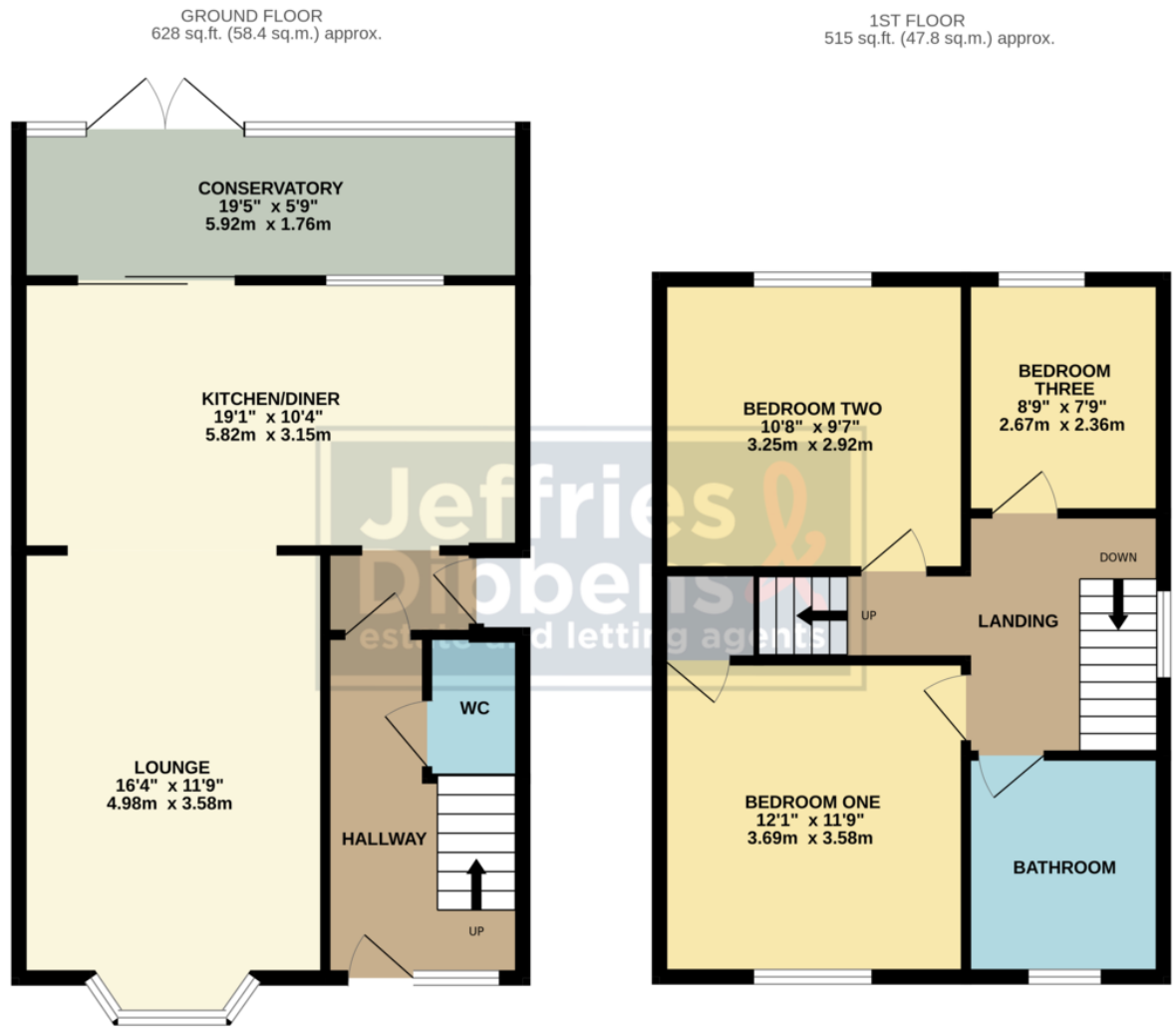
BEDROOM TWO 10' 8" x 9' 7" (3.25m x 2.92m)

BEDROOM THREE 8' 9" x 7' 9" (2.67m x 2.36m)

BATHROOM

LOFT ROOM 13' 1" x 13' (3.99m x 3.96m)

GARAGE



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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 D

VIEWINGS
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 61 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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