



21 Acanthus Court, Whiteley, PO15 7DB

Asking Price £420,000



Acanthus Court |
Whiteley | PO15 7DB
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W&W are pleased to offer for sale this re-decorated four bedroom, two en-suite detached family home spanning across three floors. The property boasts four bedrooms, lounge, kitchen/dining room, cloakroom, two en-suite shower rooms & main bathroom. The property also benefits from a garden, detached double garage and parking.

Acanthus Court is just a few minutes walk to Whiteley Shopping Centre which provides a variety of shops, eateries and amenities including Cineworld & Tesco. Excellent transport links are also easily accessible with junction 9 of the M27 just over a mile away

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Four bedroom detached family home with no chain ahead

Re-decorated & replacement flooring

Walking distance to Whiteley shopping centre & Meadowside

Versatile living accommodation of over 1300 sq.ft spanning across three floors

Dual aspect modern kitchen/dining room enjoying breakfast bar, integrated electric oven/hob with space for additional appliances & double doors out to the rear garden

Dual aspect living room with centrepiece fireplace & bay window

Downstairs cloakroom

Main bedroom to the first floor enjoying bay window & en-suite shower room

Two additional bedrooms to the first floor with one benefitting from built in storage

Main bathroom comprising three piece suite

Dual aspect guest bedroom to the top floor with Juliette balcony & en-suite shower room

Rear garden laid to lawn with paved patio area

Detached double garage & driveway parking

Estate management charge TBC

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Electric combination boiler

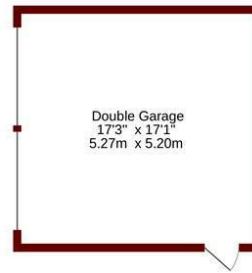
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

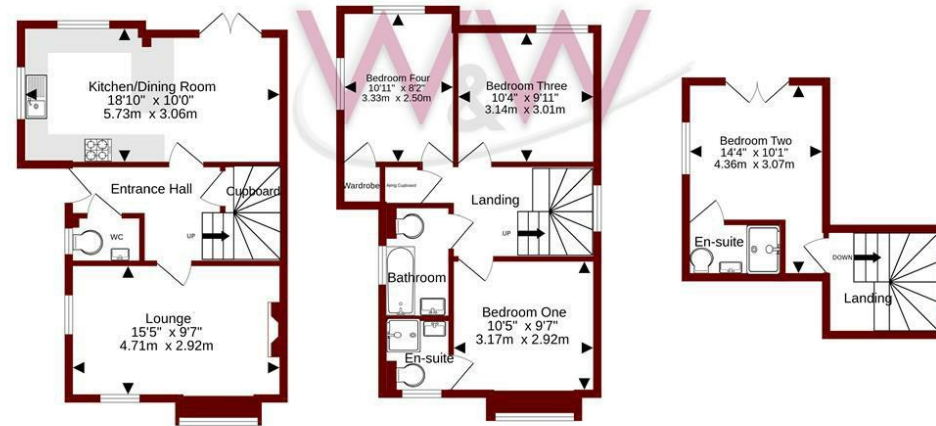


Ground floor
732 sq.ft. (68.0 sq.m.) approx.



1st floor
449 sq.ft. (41.8 sq.m.) approx.

2nd floor
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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