

**£360,000**

**63 Great Copse Drive**

Leigh Park, PO9 5BZ

## PROPERTY SUMMARY

This beautifully presented three-bedroom semi-detached house is offered with no onward chain and has undergone a comprehensive scheme of modernisation under current ownership. The house and garage were rewired in 2022, alongside brand-new windows and doors installed in 2022/2023. A bright hallway leads to a convenient WC (2022) and an expansive, dual-aspect lounge/diner with new laminate flooring installed in 2026. The kitchen/breakfast room was completely refitted in 2023/2024, with a freestanding fridge available if desired. Upstairs, all three bedrooms include built-in wardrobes, and there is a luxurious four-piece family bathroom installed in 2023. The home also benefits from a fully insulated loft with a drop-down ladder, power, and lighting. Outside, the enclosed rear garden features a block-paved patio, driveway parking, and a large garage with a brand-new roof (2026). Located in a well-regarded road near local amenities, contact us to arrange your viewing today.

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## **ENTRANCE HALL**

**LOUNGE/DINER** 26' 8" x 14' 4" (8.13m x 4.37m)

**KITCHEN/BREAKFAST ROOM** 19' 7" x 11' 9" (5.97m x 3.58m)

**BEDROOM ONE** 13' 11" x 10' 6" (4.24m x 3.2m)

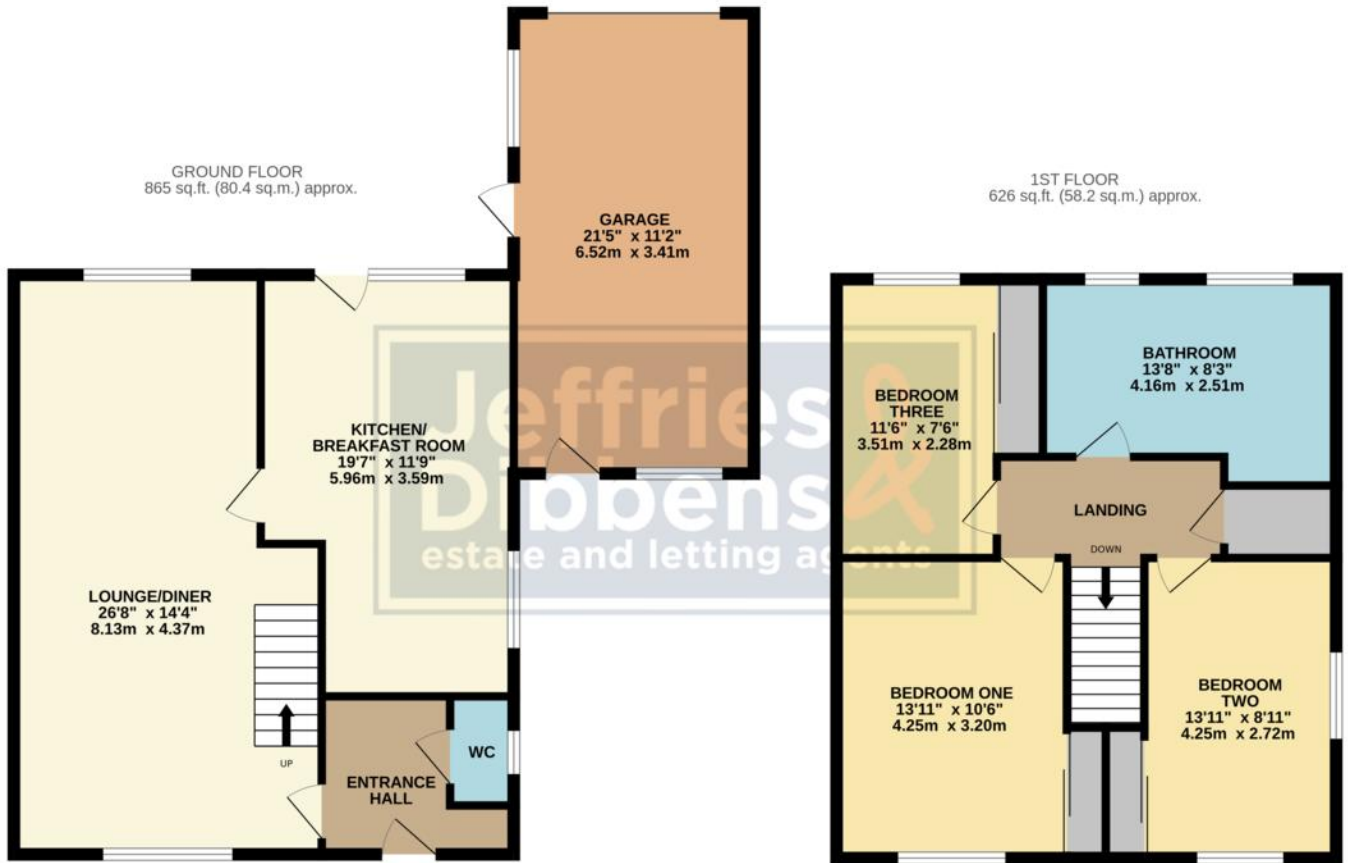
**BEDROOM TWO** 13' 11" x 8' 11" (4.24m x 2.72m)

**BEDROOM THREE** 11' 6" x 7' 6" (3.51m x 2.29m)

**BATHROOM** 13' 8" x 8' 3" (4.17m x 2.51m)

**GARAGE** 21' 5" x 11' 2" (6.53m x 3.4m)





TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

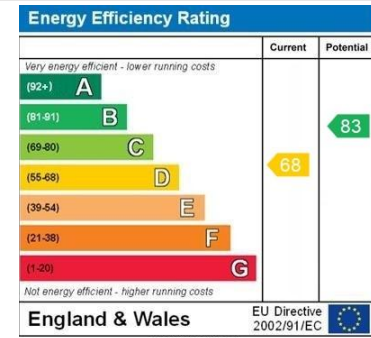
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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