

£265,000
78 St. Albans Road
West Leigh, PO9 2JZ

PROPERTY SUMMARY

This three bedroom family home conveniently located close to schools, shops and transport links, has undergone a major scheme of modernisation over the last three years. The ground floor features a hallway leading to a generous lounge with bay window and a dual-fuel log burner. This flows into a completely updated kitchen, where all appliances are included, and leads into a rear conservatory with an attached store that benefits from a new roof. Upstairs, there are three well-proportioned bedrooms and a recently fitted family bathroom suite. The property additionally benefits from a new boiler and replaced windows. Outside, the block-paved front garden features a dropped kerb, offering the clear potential to reinstate the driveway. The rear garden offers exceptional space with a newly added shed, workshop and a massive 16' x 16' garden cabin, ideal for a home workspace, summerhouse, etc. With the major work done, this home offers fantastic potential to add your own cosmetic finish.

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HALLWAY

LOUNGE 17' 1" x 13' (5.21m x 3.96m)

KITCHEN 17' 1" x 7' 1" (5.21m x 2.16m)

CONSERVATORY 13' 6" x 7' 3" (4.11m x 2.21m)

STORE 8' x 6' 3" (2.44m x 1.91m)

LANDING

BEDROOM 13' 11" x 4' (4.24m x 1.22m)

BEDROOM TWO 11' 4" x 7' 1" (3.45m x 2.16m)

BEDROOM THREE 10' x 9' 5" (3.05m x 2.87m)

BATHROOM

SHED

WORKSHOP 11' 1" x 6' (3.38m x 1.83m)

CABIN 16' x 16' (4.88m x 4.88m)





TOTAL FLOOR AREA : 1228 sq.ft. (114.0 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 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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