

£265,000

23 Corhampton Crescent

Leigh Park, PO9 3BX

PROPERTY SUMMARY

Overlooking a peaceful green space on Corhampton Crescent, this spacious three-bedroom semi-detached family home perfectly combines quiet residential living with daily convenience. The ground floor layout features an impressive, dual-aspect 23ft lounge/diner, a modern fitted kitchen, and a highly practical separate utility area equipped with a downstairs WC. Upstairs, the property boasts three well-proportioned bedrooms alongside a fresh family bathroom suite. Step outside to discover a private, low-maintenance rear garden and a generous front driveway providing convenient off-road parking for multiple vehicles. Situated just a short stroll from local transport links and scenic nature trails along Hermitage Stream, the entire home is presented with clean, neutral decor throughout, offering an immaculate blank canvas ready for you to move straight in. Contact us today to arrange your viewing.





PORCH

HALL

LOUNGE/DINER 23' x 13' 1" (7.01m x 3.99m)

KITCHEN 11' 6" x 7' 10" (3.51m x 2.39m)

UTILITY ROOM 13' 10" x 11' 6" (4.22m x 3.51m)

WC

LANDING

BEDROOM ONE 13' 1" x 11' 1" (3.99m x 3.38m)

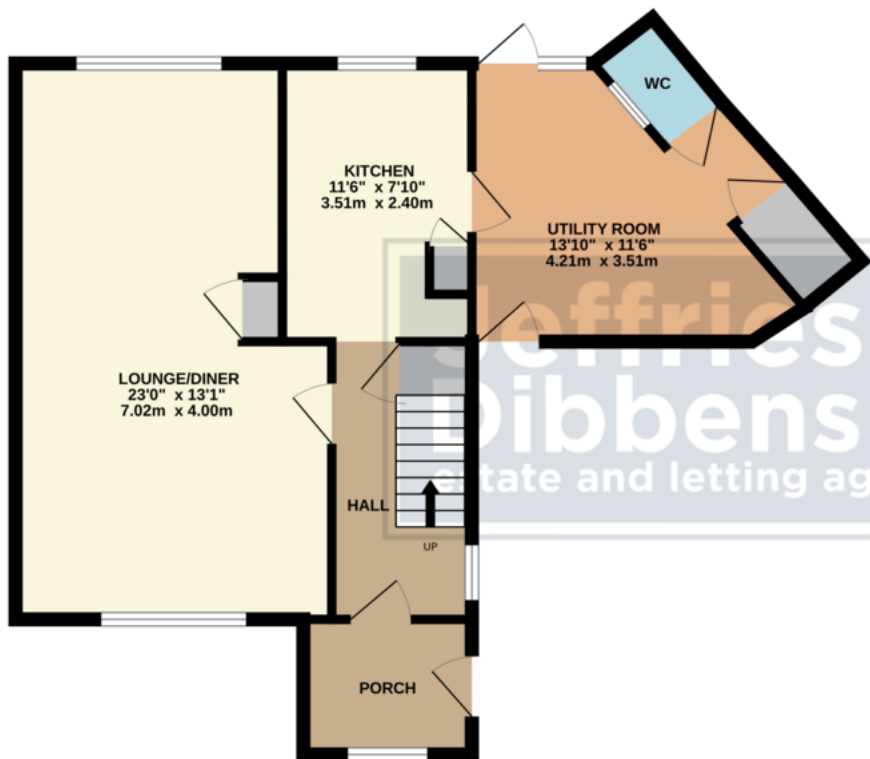
BEDROOM TWO 11' 6" x 9' 10" (3.51m x 3m)

BEDROOM THREE 8' 5" x 8' 2" (2.57m x 2.49m)

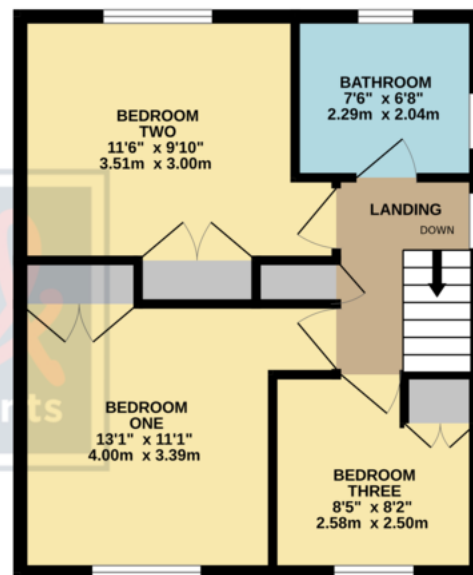
BATHROOM 7' 6" x 6' 8" (2.29m x 2.03m)

AGENTS NOTE: Please note this property is of Orlit non-standard concrete construction. Buyers requiring a mortgage are advised that lenders have highly specific criteria regarding structural certification for this construction type. We strongly recommend that all prospective purchasers consult with their financial advisor or mortgage broker regarding lending feasibility prior to arranging a viewing.

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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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