

£265,000

186 Parkhouse Farm Way

Leigh Park, PO9 4DR

PROPERTY SUMMARY

Situated in the popular Leigh Park area on Park House Farm Way, this well-presented three-bedroom home offers generous living space, making it an ideal choice for families and first-time buyers alike. The property features three well-proportioned bedrooms, a spacious living room, and a kitchen/diner with patio doors opening onto the enclosed rear garden, creating a great space for everyday living and entertaining. Outside, the garden benefits from a brick-built shed, while the front of the property provides off-road parking for up to two vehicles. Further benefits include gas central heating, double glazing, and a convenient location close to local amenities, Staunton Country Park, local schools, and excellent transport links.





ENTRANCE HALL

LOUNGE 16' 1" x 11' 11" (4.9m x 3.63m)

KITCHEN/DINER 7' 9" x 18' 5" (2.36m x 5.61m)

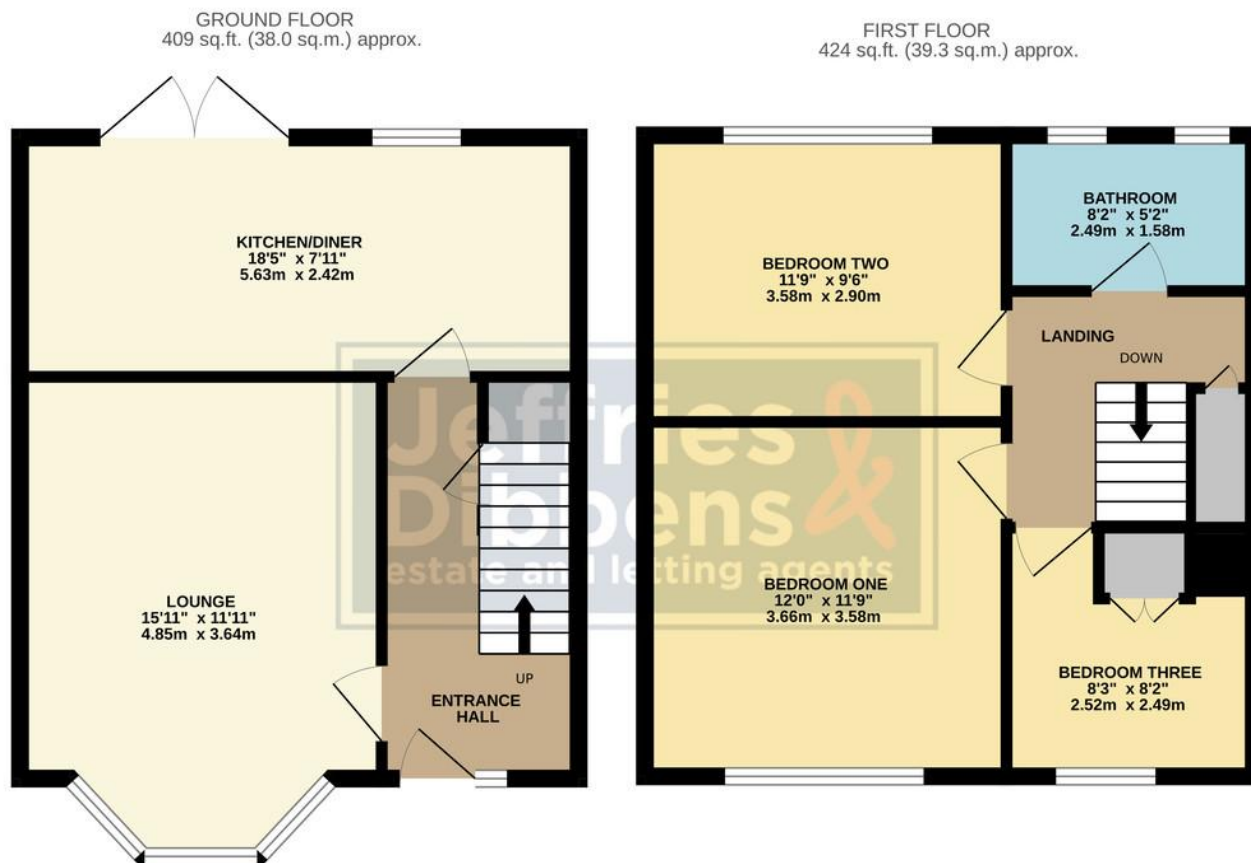
BEDROOM ONE 11' 9" x 12' (3.58m x 3.66m)

BEDROOM TWO 9' 4" x 11' 11" (2.84m x 3.63m)

BEDROOM THREE 8' 1" x 8' 2" (2.46m x 2.49m)

BATHROOM 5' 2" x 8' 1" (1.57m x 2.46m)

GARDEN



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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		88 B
69-80	C	69 C	
55-68	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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