



**£175,000**  
**40 Fleet End Close**  
Leigh Park, PO9 5ED

## PROPERTY SUMMARY

TWO BEDROOM APARTMENT WITH A PRIVATE GARDEN! This beautifully presented ground floor purpose built flat is situated in a quiet corner of Leigh Park, only a short walk from Staunton Farm & Country Park, as well as local schools, shops and transport links. The property boasts two generously sized double bedrooms, a 15ft (approx.) lounge, a modern fitted kitchen/diner and a fitted bathroom. A standout feature is the private decked and lawned garden with borders. Other benefits include gas central heating and double glazing. Contact the Havant branch to arrange your viewing and experience this lovely home for yourself!





## **ENTRANCE HALL**

**BEDROOM ONE** 11' 10" x 11' 9" (3.61m x 3.58m)

**BEDROOM TWO** 9' 8" x 11' 4" (2.95m x 3.45m)

**LOUNGE** 14' 9" x 11' 9" (4.5m x 3.58m)

**KITCHEN/DINER** 7' 11" x 15' 11" (2.41m x 4.85m)

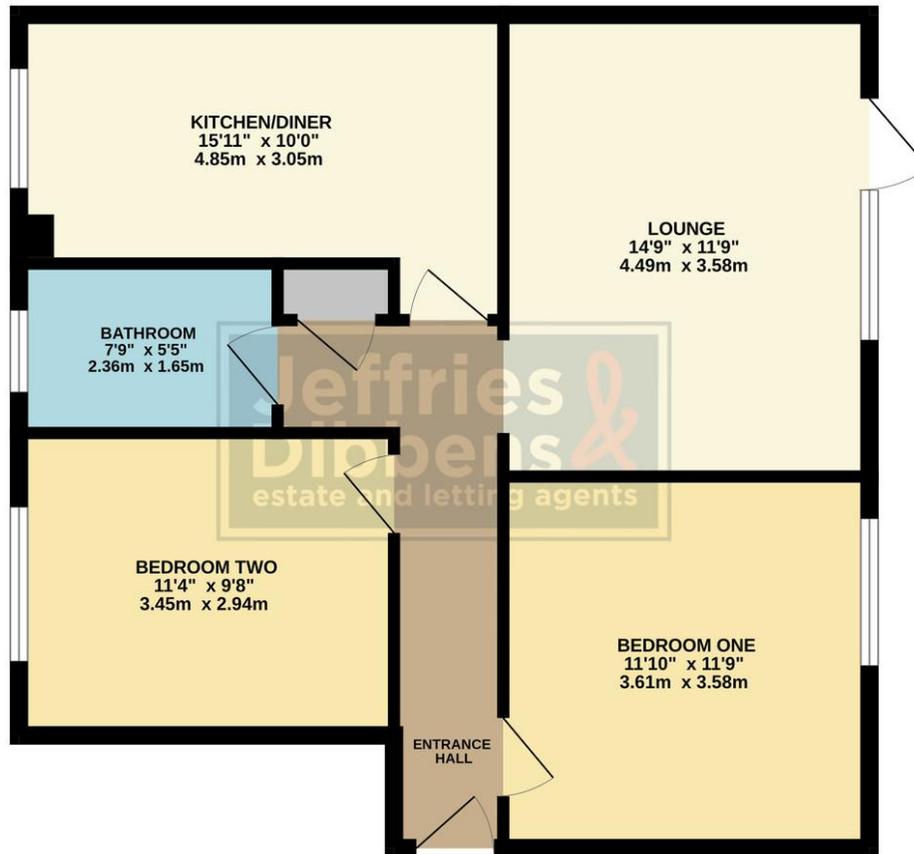
**BATHROOM** 5' 5" x 7' 9" (1.65m x 2.36m)

## **GARDEN**

**AGENTS NOTE** We understand from the seller the following the current annual service charge is £2244.00, the annual ground rent is £10 and there is 88 years remaining on the lease.



GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 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**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

EPC GRAPH TO FOLLOW

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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  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

13 North Street, Havant,  
Hampshire, PO9 1PW

**CONTACT**

023 9247 4737  
havant@jeffries.co.uk  
www.jdea.co.uk