



MOBILE HOME REQUIRING MODERNISATION! Positioned within the ever-popular Henderson Park on Henderson Road, this single-unit park home occupies a generous plot and presents a fantastic opportunity for buyers looking to create something truly special. Whether you wish to upgrade and modernise the existing home or replace it with a brand-new unit, this plot offers the perfect blank canvas to bring your vision to life. The sizeable plot provides scope for off-road parking to the front, along with a wrap-around garden ideal for outdoor enjoyment. Offering excellent potential in a sought-after location, an internal viewing is highly recommended to fully appreciate the opportunity on offer.

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ENTRANCE

LIVING ROOM 10' 5" x 8' 10" (3.19m x 2.70m)

KITCHEN 8' 9" x 9' 1" (2.69m x 2.77m)

SHOWER ROOM 5' 5" x 3' 10" (1.66m x 1.19m)

BEDROOM 5' 10" x 9' 0" (1.80m x 2.75m)

GARDEN

AGENTS NOTE:

COUNCIL TAX Band A.

SITE INFORMATION:

Management/Freeholder – Portsmouth City Council

Site fees - £49.04 per week (includes domestic & waste water).

GROUND FLOOR



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 and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

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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.