



£175,000
49 Henderson Park
Southsea, PO4 9JQ

WELL-PRESENTED TWO BEDROOM PARK HOME! Situated in a quiet corner of Southsea, close to the beach and Eastney Marina, is this two bedroom park home which can be found within the popular Henderson Park. Accommodation of this well-presented property comprises; a 16ft (approx.) lounge/diner with French doors out to the patio, fitted kitchen, two bedrooms, bathroom, and dressing room/study. Other benefits include double glazing throughout, gas central heating via a 'Worcester' combination boiler, and wrap-around paved garden. This property needs to be seen to be fully appreciated so please contact Jeffries & Dibbens to arrange an internal viewing today!

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FRONT Wrap-around patio paving with steps up to double glazed French doors to lounge/diner and double glazed door to entrance hall.

ENTRANCE 6' 3" x 3' 3" (1.92m x 1.00m) Radiator, door to lounge/diner, vinyl flooring, through to kitchen.

LOUNGE/DINER 15' 8" x 10' 5" excluding bays (4.79m x 3.18m) Two double glazed bay windows to side elevation, radiator, electric log effect fire with surround and hearth, TV and telephone points, double glazed French doors to patio, carpeted flooring.

KITCHEN 9' 9" x 8' 7" (2.99m x 2.63m) Double glazed window to rear elevation, fitted kitchen comprising a range of wall and base level storage incorporating roll edge work surfaces, ceramic sink and drainer unit with mixer tap, built-in chest level oven, built-in gas hob, cupboard housing 'Worcester' combination boiler, space and plumbing for washing machine, space for tall fridge/freezer, heated towel radiator, vinyl flooring, door to:-

INNER HALLWAY 2' 6" x 3' 11" (0.78m x 1.20m) Vinyl flooring, doors to both bedrooms and dressing room/study.

BEDROOM ONE 9' 9" x 7' 3" (2.99m x 2.23m) Double glazed bay window to side elevation, radiator, carpeted flooring.

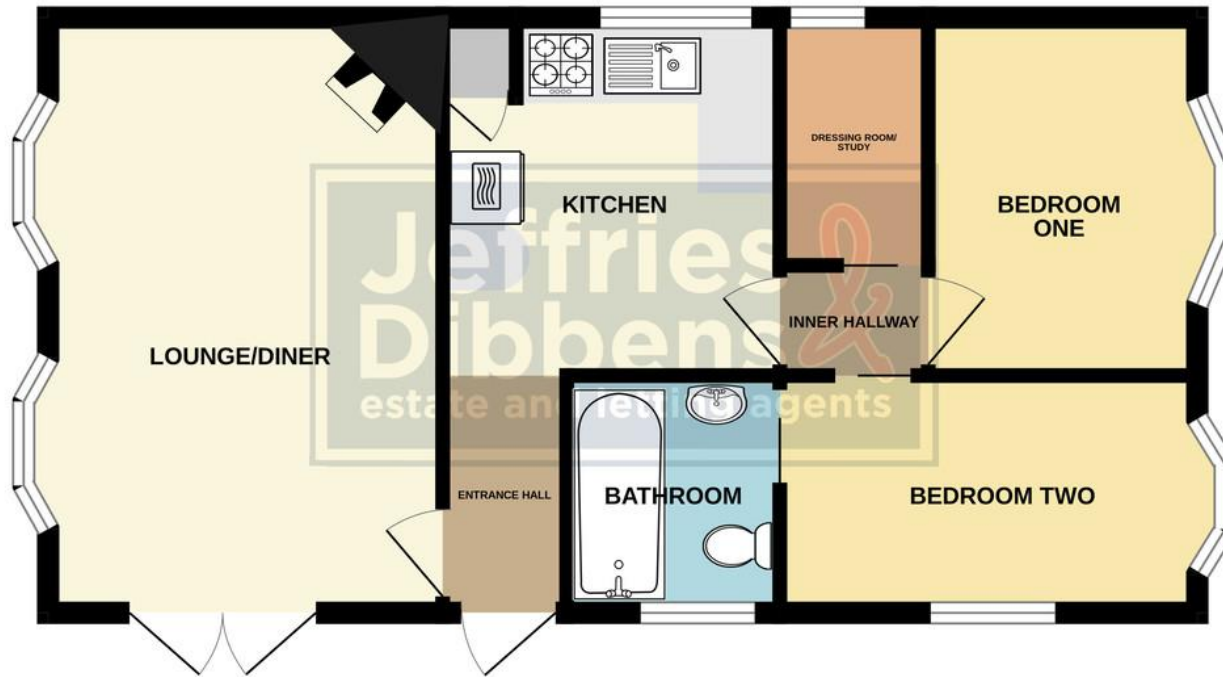
BEDROOM TWO 5' 8" x 10' 7" excluding bay (1.73m x 3.23m) Double glazed bay window to side elevation, double glazed window to front elevation, radiator, carpeted flooring, door to:-

BATHROOM 5' 8" x 5' 7" (1.74m x 1.72m) Obscure double glazed window to front elevation, panel enclosed bath with shower attachment, wash basin in vanity unit, close coupled WC, radiator, tiled to principal areas and carpeted flooring.

DRESSING ROOM/STUDY 7' 4" x 3' 10" (2.24m x 1.18m) Double glazed window to rear elevation, radiator, carpeted flooring.

GARDEN Fully enclosed by wooden fencing, laid to patio paving, concrete shed.

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, 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
Portsmouth City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

SITE INFORMATION:

Management/Freeholder – Portsmouth City Council

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

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