



**£270,000**  
**51 Horsebridge Road**  
West Leigh, PO9 2LH

## PROPERTY SUMMARY

We are delighted to bring to the market this well presented two double bedroom family home which is conveniently located near to a well regarded school, as well as transport links and other local amenities. The contemporary accommodation comprises a hallway, spacious lounge, modern fitted kitchen, shower room and two well proportioned bedrooms. Externally there is a larger than average rear garden and a front garden with potential to make into off road parking (subject to the usual permissions). We believe this property will make a wonderful first property and so to appreciate the homely feel, an internal viewing is essential. Contact us to arrange your appointment.





## HALL

**LOUNGE** 14' 5" x 11' (4.39m x 3.35m)

**KITCHEN/BREAKFAST ROOM** 17' 2" x 10' 2" (5.23m x 3.1m)

## LANDING

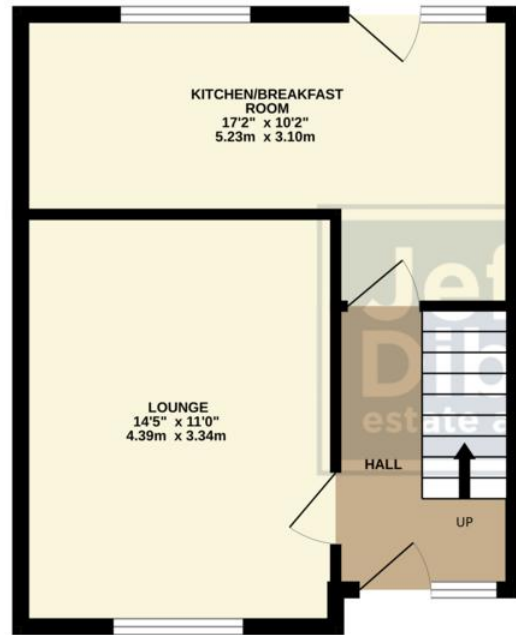
**SHOWER ROOM** 6' 3" x 5' (1.91m x 1.52m)

**BEDROOM ONE** 13' 10" x 10' 8" (4.22m x 3.25m)

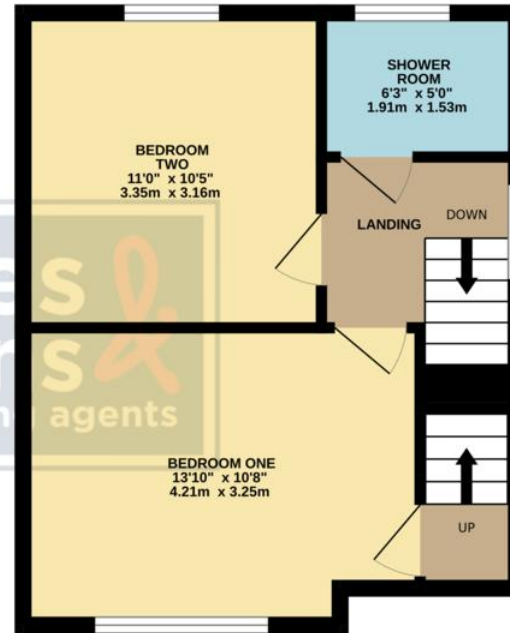
**BEDROOM TWO** 11' x 10' 5" (3.35m x 3.18m)



GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 sq.m.) approx.

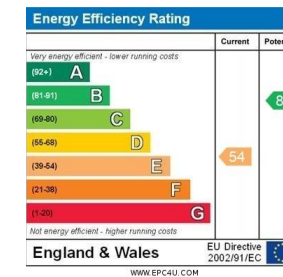
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 A

**VIEWINGS**  
By prior appointment only



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

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