



£265,000
120 Billy Lawn Avenue
Leigh Park, PO9 5HN

PROPERTY SUMMARY

This beautifully presented, three-bedroom family home perfectly balances space, convenience, and low-maintenance living. With ample off road parking to front, the property opens into an inviting porch and hallway, leading to a fitted kitchen and a bright, dual-aspect lounge and diner. A versatile rear conservatory floods the living space with natural light and opens directly onto the garden. Upstairs, you will find three well-proportioned bedrooms, a family bathroom, and a separate WC. The rear garden has been thoughtfully landscaped to create a private, peaceful oasis requiring minimal upkeep. Conveniently situated close to a range of local amenities and transport links this property must be viewed to appreciate the space and convenience available here. Contact us today to arrange your appointment.

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PORCH

HALLWAY

KITCHEN 13' 4" x 7' (4.06m x 2.13m)

LOUNGE/DINER 21' 2" x 10' 5" (6.45m x 3.18m)

CONSERVATORY 10' x 8' 8" (3.05m x 2.64m)

LANDING

BEDROOM ONE 12' 11" x 10' 5" (3.94m x 3.18m)

BEDROOM TWO 12' 11" x 8' (3.94m x 2.44m)

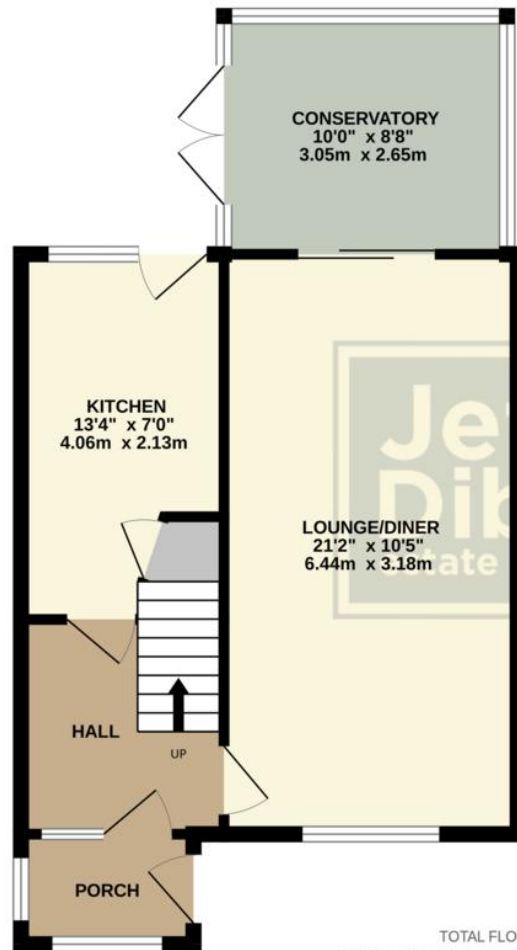
BEDROOM THREE 9' 10" x 8' 2" (3m x 2.49m)

BATHROOM

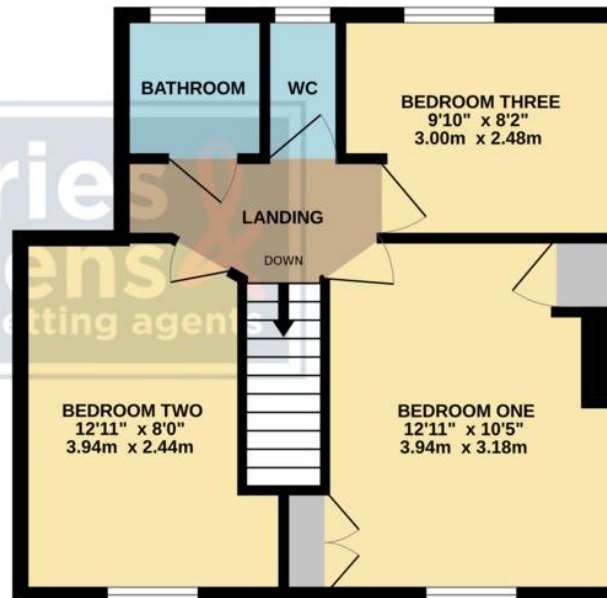
WC



GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.3 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		
69-80	C		76 C
55-68	D	62 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.

**Jeffries
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