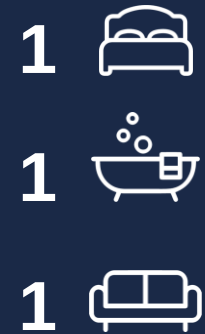




**£175,000**  
**44 Henderson Park**  
Southsea, PO4 9JQ

MODERN PARK HOME WITH NO CHAIN! Situated in a quiet corner of Southsea, this one bedroom park home can be found in Henderson Park, just a short walk away from the seafront. Offered to the market with no forward chain, the property has been modernised by the current owners to provide a home which can be moved straight into. The internal accommodation briefly comprises; bright and airy lounge/dining room, fitted kitchen, contemporary bathroom suite and double bedroom with additional office/dressing room space. Externally, there is a wrap-around garden with raised decking area and off road parking for one vehicle to the front. This is an opportunity to purchase a home in a highly desirable location, so we would highly recommend an internal viewing as soon as possible.





**FRONT** Off road parking for one vehicle, stairs up to terrace, double doors to:-

**LOUNGE/DINER** 17' 11" x 11' 6" (5.48m at longest x 3.51m) Dual aspect double glazed windows, vinyl flooring, radiator, double doors to terrace, door to:-

**KITCHEN** 13' 11" x 7' 1" (4.26m x 2.16m) Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel one and a half sink and drainer unit with mixer tap, electric oven and hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, southerly aspect double glazed window, storage cupboard, tiled to principal areas.

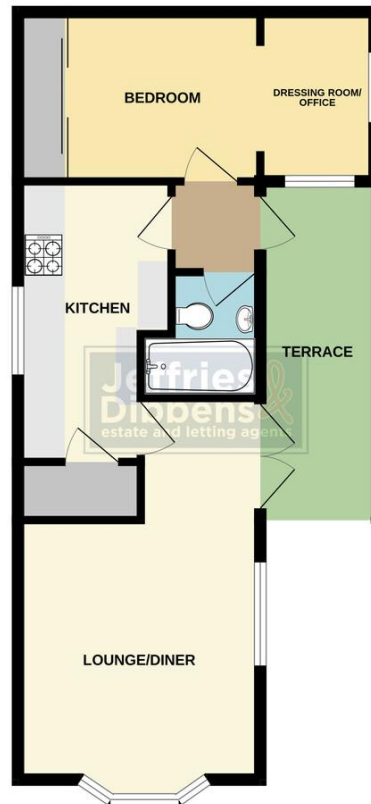
**BATHROOM** 6' 3" x 4' 10" (1.92m x 1.48m) Panel enclosed bath with thermostatic shower over, concealed WC, wall mounted hand basin, tiled to principal areas, double glazed window to side elevation, tiled flooring.

**BEDROOM** 7' 11" x 16' 9" (2.43m x 5.13m at widest) Dual aspect double glazed windows in dressing room/office, partial carpet and partial vinyl flooring, radiator, built-in wardrobes.

**GARDEN/TERRACE** Wrap-around garden, mainly laid to artificial lawn with shrub border, paved seating area, enclosed by fencing, decked terrace.



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 - £202.84 per month (includes domestic & waste water).

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  
Dibbens**  
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