

## £259,500

SISSINGHURST ROAD, PORTCHESTER, PO16 9YB



- Two Double Bedrooms
- Entrance Lobby
- 17' Lounge/Diner
- Fitted Kitchen
- Conservatory
- First Floor Bathroom
- Electric Heating
- Double Glazed Windows
- Enclosed Rear Garden
- Allocated & Guest Parking
- No Onward Chain
- Cul-De-Sac Location

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

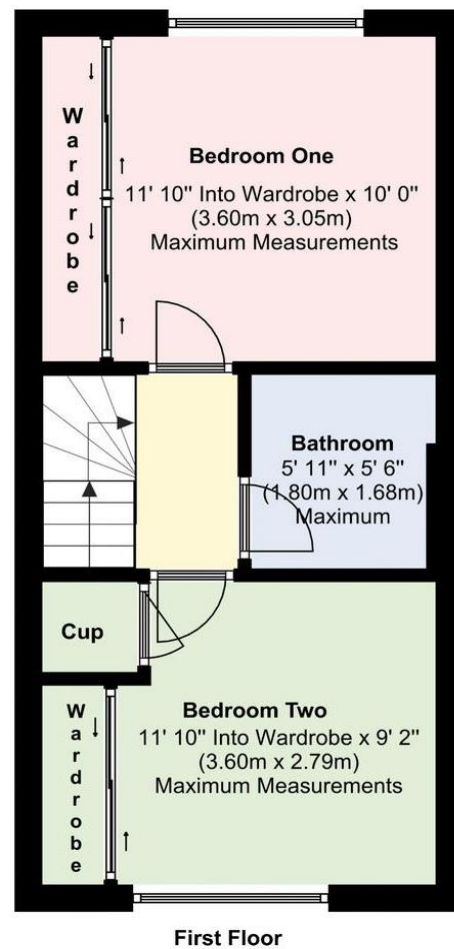
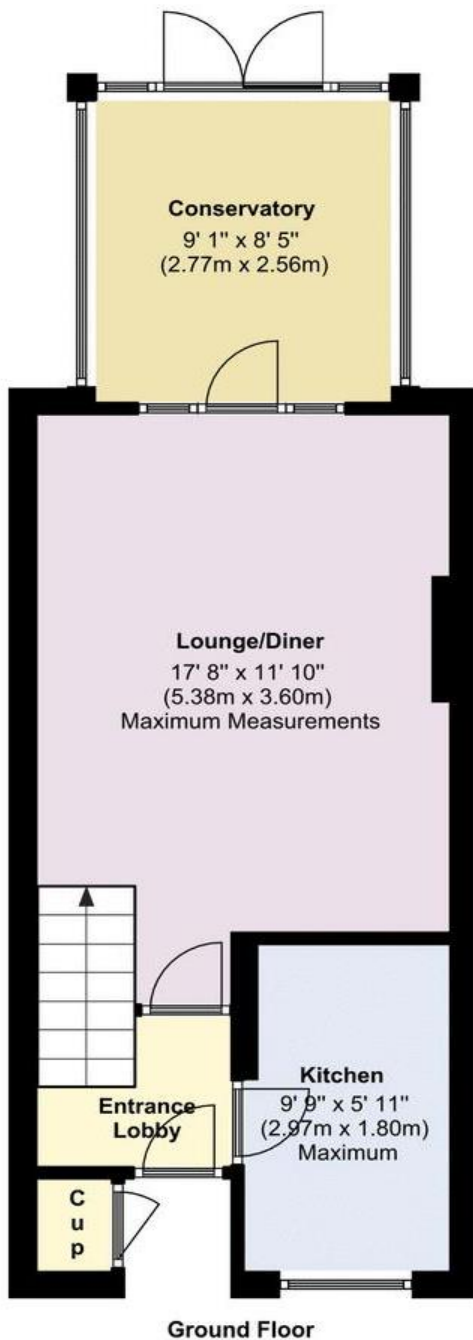


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2616

Council Tax Band: B

Floor Plans (For illustrative purposes and not drawn exactly to scale)



**Portchester Office**

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



## The Accommodation Comprises:-

Covered entrance with quarry tiled flooring, outside light, built-in storage cupboard housing the meters and part glazed wooden front door into:

## Entrance Lobby:-

Stairs to first floor, Dimplex night storage heater and textured ceiling. Doors to:

## Lounge/Diner:-

17' 8" x 11' 10" (5.38m x 3.60m) Maximum Measurements

Dimplex night storage heater, feature fireplace with tiled surround, space for table and chairs, TV aerial point and coving to textured ceiling. Part glazed door with matching side panels leading to:



## Conservatory:-

9' 1" x 8' 5" (2.77m x 2.56m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, tiled flooring and power connected.



## Kitchen:-

9' 9" x 5' 11" (2.97m x 1.80m) Maximum Measurements

UPVC double glazed window to front elevation, fitted base, eye level and larder style storage cupboards, roll top worksurfaces, single bowl sink unit with mixer tap, part tiled walls. space for cooker, space and plumbing for washing machine, recess for fridge/freezer and textured ceiling.

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk





## First Floor Landing:-

Textured ceiling and access to loft. Doors to:

## Bedroom One:-

11' 10" Into Wardrobe x 10' 0" (3.60m x 3.05m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, Dimplex electric heater, sliding mirror fronted doors to built-in wardrobe and textured ceiling.



## Bedroom Two:-

11' 10" Into Wardrobe x 9' 2" (3.60m x 2.79m) Maximum Measurements

UPVC double glazed window to front elevation, Dimplex electric heater, built-in storage cupboard, sliding doors to built-in wardrobe and textured ceiling.



## Bathroom:-

5' 11" x 5' 6" (1.80m x 1.68m) Maximum Measurements

White suite comprising panelled bath with mixer tap and handheld shower attachment, an additional Triton electric shower and folding shower screen, pedestal wash hand basin, close coupled WC, part tiled walls and textured ceiling.

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



## Outside:-

Allocated parking space for number 39 located to the front, additional guest parking and a block paved low maintenance courtyard area. Pedestrian access and wooden gate lead to:

## Rear Garden:-

Enclosed, laid mainly to lawn, shrub borders and wooden shed (to remain).



**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

