

OFFERS IN EXCESS OF £500,000

SOUTHWICK AVENUE, PORTCHESTER, PO16 8JE



- Four Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Sun Room & Breakfast Room
- First Floor Nursery/Study)
- Wet Room & Additional First Floor Shower Room
- Gas Central Heating & Double Glazing
- Block Paved Off Street Parking
- Garage/Workshop
- Enclosed West Facing Rear Garden
- No Chain Ahead

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

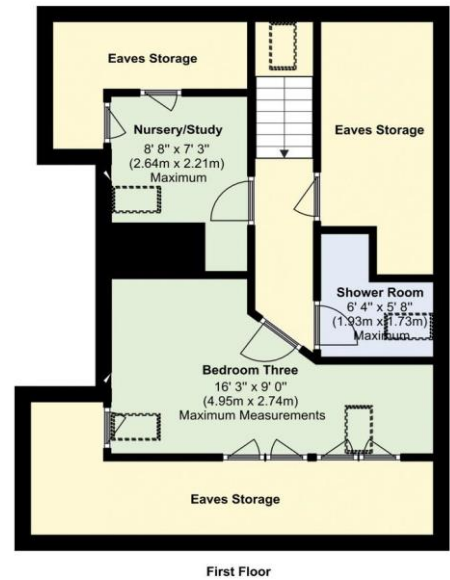
www.fenwicks-estates.co.uk

Property Reference: P2663

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:-

UPVC part double glazed front door with matching side panels into:

Entrance Porch:-

Opaque UPVC double glazed windows to side elevations and tiled floor. Further part glazed wooden door into:

Entrance Hall:-

Radiator, cupboard housing the meters, wood effect laminate flooring and flat ceiling. Doors to:

Lounge:-

17' 10" x 12' 11" (5.43m x 3.93m)

UPVC double glazed window to side elevation, stairs to first floor, under stairs cupboard, feature fireplace with gas fire inset, wood effect laminate flooring, two radiators, coving to flat ceiling and double glazed sliding patio door to sun room. Walkway to:



Kitchen:-

10' 10" x 9' 11" (3.30m x 3.02m) Maximum Measurements

A dual aspect room with UPVC double glazed window to side and rear elevations, fitted range of base and eye level soft close units, worktops, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in storage cupboard, built-in eye level oven and grill, gas hob, space and plumbing for washing machine, space for tumble dryer and under counter fridge, radiator with decorative cover, recess for tall fridge/freezer, tiled flooring and flat ceiling. Part glazed door to:



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Breakfast Room:-

10' 9" x 9' 9" (3.27m x 2.97m)

UPVC double glazed windows and door overlooking and accessing the rear garden, flat and sloping ceiling with double glazed Velux window inset, additional plumbing for washing machine and tiled flooring. Internal door to:



Bedroom One:-

14' 3" Into Bay x 10' 4" (4.34m x 3.15m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator and coving to flat ceiling.

Sun Room:-

18' 5" x 9' 9" (5.61m x 2.97m)

UPVC double glazed windows and double doors overlooking and accessing the rear garden, flat and sloping ceiling with two double glazed Velux windows inset, space for table and chairs and continuation of tiled flooring.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Bedroom Four:-

10' 5" x 5' 11" (3.17m x 1.80m)

UPVC double glazed window to side elevation, radiator and coving to flat ceiling.



Bedroom Two:-

11' 2" Into Bay x 10' 4" (3.40m x 3.15m) Maximum Measurements

A dual aspect room with UPVC double glazed bay window to front elevation and further double glazed window to side elevation, radiator and coving to flat ceiling.



Wet Room:-

7' 3" x 5' 10" (2.21m x 1.78m)

Opaque UPVC double glazed window to side elevation, shower area with rainwater shower and handheld shower attachment, wall mounted wash hand basin with mixer tap and vanity storage below, close coupled WC, bidet, an additional smaller wash hand basin with mixer tap and vanity storage below, chrome heater towel rail, tiled walls, fitted mirror, tiled flooring and textured ceiling.



First Floor Landing:-

Flat and sloping ceiling with double glazed Velux window to rear elevation, wood effect laminate flooring and walk-in eaves storage cupboard housing Baxi gas central heating boiler. Doors to:

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Bedroom Three:-

16' 3" x 9' 0" (4.95m x 2.74m) Maximum Measurements

A dual aspect room with double glazed Velux windows to front and side elevations with views towards Portsmouth Harbour, flat and sloping ceiling, access to eaves storage and wood effect laminate flooring.



Shower Room:-

6' 4" x 5' 8" (1.93m x 1.73m) Maximum Measurements

Double glazed Velux window to side elevation, suite comprising: tiled shower cubicle with Reddring electric shower, pedestal wash hand basin with mixer tap and tiled splashback, close couple WC, flat and sloping ceiling, extractor and wood effect laminate flooring.



Nursery/Study:-

8' 8" x 7' 3" (2.64m x 2.21m) Maximum Measurements

Double glazed Velux window to side elevation with views towards Portsmouth Harbour, flat and sloping ceiling, access to eaves storage and wood effect laminate flooring.

Outside:-

Block paved off street parking to front and views towards Portsmouth Harbour, front lawn area with mature shrub borders, hedging and flowers, wrought iron gate and side access leads to rear garden.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk





Garage/Workshop:-
13' 8" x 9' 11" (4.16m x 3.02m)

Replacement double doors, power connected and UPVC double glazed window and door leading to the rear garden.

Rear Garden:-

West facing, enclosed, patio for entertaining purposes, water tap, lawn, apple tree, raised flower and shrub beds to borders, further wrought iron gate lead to enclosed garden area.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

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

