Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | FORTCHESTER | LEE ON THE SOLENT | COSPORT

£245,000

SEAWAY GROVE, PORTCHESTER, PO16 9HL



- Two Double Bedrooms
- Entrance Lobby & Store Room
- Lounge With Harbour Views
- Fitted Kitchen
- Modern Bathroom

- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Garden
- Well Presented Throughout

Portchester Office

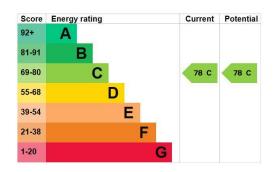
92 West Street Portchester Hampshire PO16 9UQ
Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk
www.fenwicks-estates.co.uk





Property Reference: P2741

Council Tax Band: A



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



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The Accommodation Comprises:-

Covered entrance with part double glazed composite front door into:

Entrance Lobby:-

Stairs to first floor and flat ceiling. Door to:

Store Room:-

6' 9" x 6' 6" (2.06m x 1.98m)

Opaque UPVC double glazed window to side elevation, wood effect laminate flooring, built-in storage cupboard and coving to textured ceiling.

First Floor Landing:-

Built-in storage cupboard housing gas central heating boiler, picture rail, flat ceiling and access to loft via fitted ladder. Doors to:

Lounge:-

15' 9" x 11' 7" (4.80m x 3.53m)

UPVC double glazed picture window to front elevation with views towards Portsmouth Harbour, feature tiled fireplace, contemporary radiator, TV aerial point, picture rail and flat ceiling.









Kitchen:-

11' 5" x 9' 6" (3.48m x 2.89m)

UPVC double glazed window to rear elevation, fitted range of matching base, eye level and glass display units, worktops incorporating breakfast bar area, single bowl sink unit with mixer tap, part tiled walls, built-in eye level oven, gas hob with extractor above, wall mounted gas central heating boiler, space and plumbing for washing machine and slimline dishwasher, recess for fridge/freezer, radiator, textured ceiling and built-in larder cupboard with window.

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Bedroom One:-

12' 10" x 10' 6" (3.91m x 3.20m) Maximum Measurements

UPVC double glazed window to front elevation with lovely views, radiator, dado rail and textured ceiling.





Bedroom Two:-

12' 10" x 8' 1" (3.91m x 2.46m) Irregular Shape, Maximum Measurements

UPVC double glazed window to front elevation with lovely views, radiator, wood effect laminate flooring and flat ceiling.



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Bathroom:-

11' 2" x 5' 9" (3.40m x 1.75m) Irregular Shape, Maximum Measurements

Opaque UPVC double glazed window to rear elevation, modern white suite comprising: panelled bath with central mixer and Merlyn mains shower, WC with concealed cistern and shelf above, wash hand basin inset vanity unit with mixer tap, tiled walls, chrome heated towel rail, tiled flooring, extractor and flat ceiling with spotlighting inset.



Outside:-

There is shingle off street parking available to front. Side access leads:



Rear Garden:-

Laid to lawn, shrub borders and wooden shed (to remain).











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Agents Note:-

The property is leasehold with the remainder of 125 year lease form 7/3/1988 and the 2024/2025 maintenance and ground rent charge are currently £557.00 per annum.

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