

£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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 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:-

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.

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 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.



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.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

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).

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

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.

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

