

Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

OFFERS IN EXCESS OF £400,000

WHITE HART LANE, PORTCHESTER, PO16 9BQ



- Four Bedrooms
- Lounge With Wood Burner
- Re-Fitted Kitchen/Diner
- UPVC Conservatory
- Downstairs Cloakroom
- Re-Fitted Shower Room
- Re-Fitted En-Suite Bathroom
- UPVC Double Glazed Windows
- Gas Central Heating
- Block Paved Off Street Parking
- Low Maintenance South Facing Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

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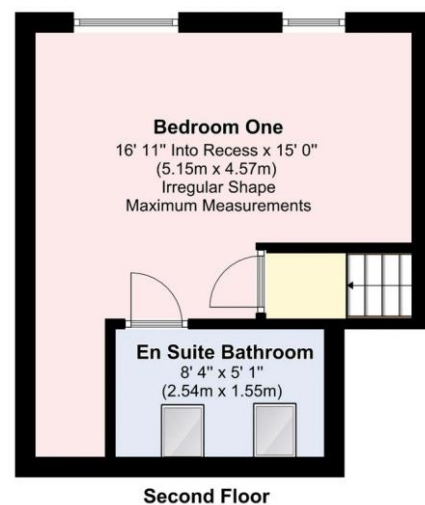
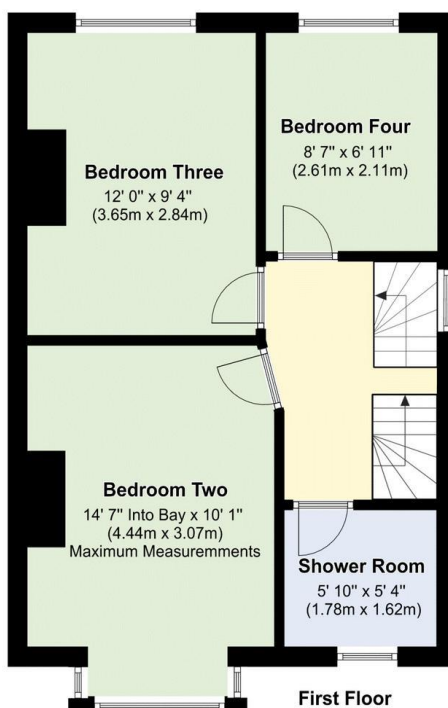
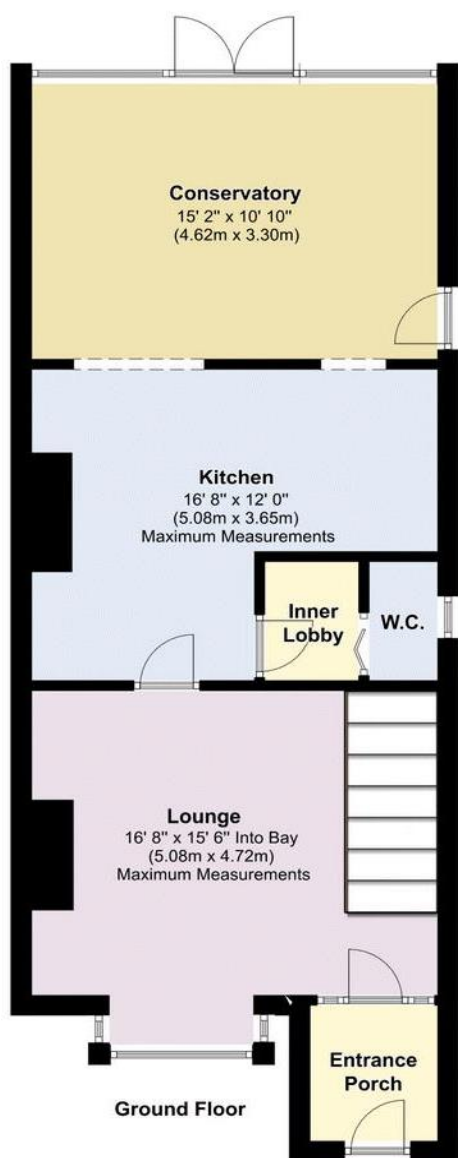


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2759

Council Tax Band: C

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



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The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Porch:-

5' 5" x 5' 3" (1.65m x 1.60m)

LVT flooring and flat ceiling with spotlighting inset. UPVC part double glazed door with matching side panels into:

Lounge:-

16' 8" x 15' 6" Into Bay (5.08m x 4.72m) Maximum Measurements

UPVC double glazed bay window to front elevation, stairs to first floor, under stairs storage cupboard, LVT flooring, TV aerial point, contemporary vertical radiator, feature fireplace recess with wood burner inset, marble hearth and wooden mantel shelf over and coving to flat ceiling with spotlighting inset. Replacement wooden door to:



Kitchen:-

16' 8" x 12' 0" (5.08m x 3.65m) Maximum Measurements

Modern range of matching re-fitted base, eye level and larder style soft close storage cupboards, work surfaces with matching upstands, one and a half bowl sink unit with mixer tap, built-in eye level oven and grill, electric hob with splashback and extractor above, matching cupboard housing Glow Worm gas central heating boiler, recess for American style fridge/freezer, additional integrated appliances, LVT flooring, vertical contemporary radiator, flat ceiling with spotlighting inset and walkway to conservatory. Replacement wooden doors to:



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Downstairs Cloakroom:- 4' 4" x 2' 4" (1.32m x 0.71m)

Opaque UPVC double glazed window to side elevation, suite comprising: close coupled WC, wall mounted wash hand basin, flat and sloping ceiling with spotlighting inset, part tiled walls and LVT flooring.

Conservatory:-

15' 2" x 10' 10" (4.62m x 3.30m)

UPVC double glazed windows and French doors overlooking and accessing the rear garden, further UPVC double glazed door giving side pedestrian access to front of property, space for table and chairs, power connected and LVT flooring.



First Floor Landing:-

UPVC double glazed window to side elevation, continuation of stairs to top floor and flat ceiling with spotlighting inset. Replacement wooden doors to:

Bedroom Two:-

14' 7" Into Bay x 10' 1" (4.44m x 3.07m) Maximum Measurements

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

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Bedroom Three:-

12' 0" x 9' 4" (3.65m x 2.84m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and coving to flat ceiling with spotlighting inset.



Bedroom Four:-

8' 7" x 6' 11" (2.61m x 2.11m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and flat ceiling.



Shower Room:-

5' 10" x 5' 4" (1.78m x 1.62m)

Opaque UPVC double glazed window to front elevation, re-fitted modern suite comprising: corner shower cubicle with rainwater shower and handheld shower attachment, waterproof shower wall, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, heated towel rail, extractor and flat ceiling with spotlighting inset.



Second Floor Landing:-

Flat and sloping ceiling with spotlighting inset and smoke detector. Replacement wooden door to:

Bedroom One:-

16' 11" Into Recess x 15' 0" (5.15m x 4.57m) Irregular Shape, Maximum Measurements

UPVC double glazed windows to rear elevation overlooking the garden and offering partial views towards Portsmouth Harbour, access to eaves storage and flat ceiling with spotlighting inset. Replacement wooden door to:



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En Suite Bathroom:-
8' 4" x 5' 1" (2.54m x 1.55m)

Twin double glazed Velux windows to front elevation, re-fitted white suite comprising: double ended bath with central mixer tap and handheld shower attachment, close coupled WC, wash hand basin inset vanity unit with mixer tap and LED/Bluetooth fitted mirror above, extractor, flat and sloping ceiling with spotlighting inset, wooden panelling to dado rail height and chrome heated towel rail.



Outside:-

Block paved off street parking to front and shingle side pedestrian access to conservatory, outside power sockets and water tap. Rear pedestrian access and concertina wooden gate leads to:

Rear Garden:-

South facing, enclosed, low maintenance AstroTurf lawn for ease of maintenance, summer house and covered workshop with power connected, outside courtesy lighting and additional outside power sockets.



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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.

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