

£525,000

SOUTHFIELDS, PORTCHESTER, PO16 9FG



- Four Bedrooms
- Downstairs Cloakroom
- Lounge & Separate Sitting Room
- Fitted Kitchen/Diner & Separate Utility Room
- Modern Family Bathroom
- En-suite To Main Bedroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Detached Garage/Workshop
- Attractive Established Gardens
- Detached Office/Studio Outbuilding

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

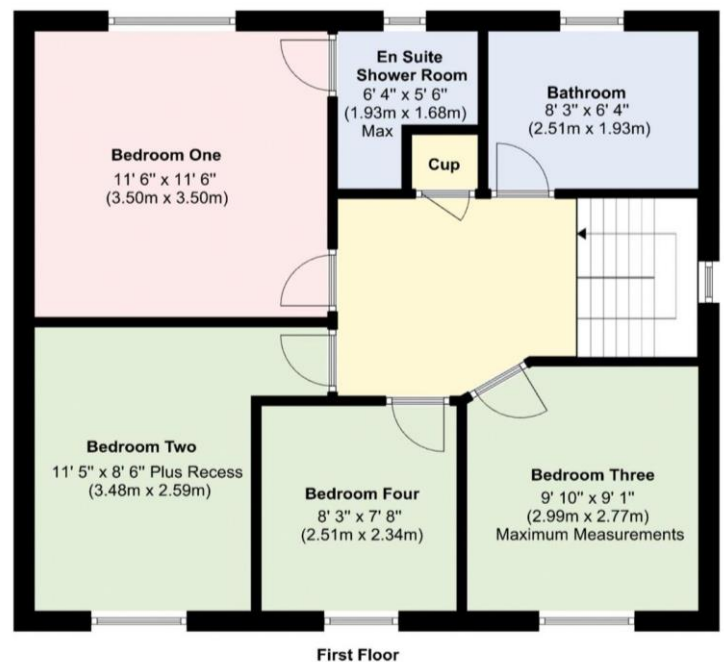
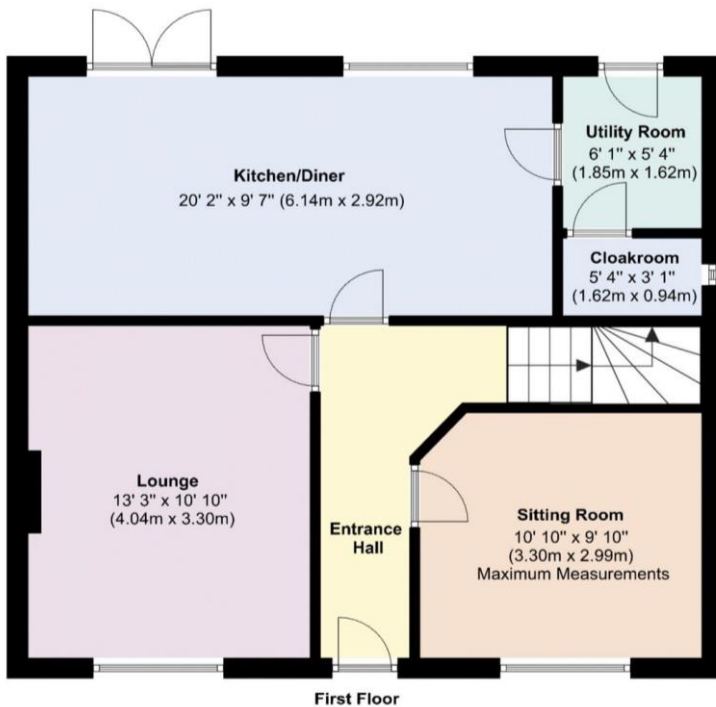
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2798

Council Tax Band: E

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



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The Accommodation Comprises:-

Covered entrance and part double glazed composite front door into:

Entrance Hall:-

Stairs to first floor, radiator with decorative cover, Karndean flooring, flat ceiling and smoke detector. Doors to:

Lounge:-

13' 3" x 10' 10" (4.04m x 3.30m)

UPVC double glazed window to front elevation, radiator, TV aerial point, feature marble fireplace, continuation of Karndean flooring and flat ceiling.



Sitting Room:-

10' 10" x 9' 10" (3.30m x 2.99m) Maximum Measurements

UPVC double glazed window to front elevation, TV aerial point, Karndean flooring and flat ceiling.



Kitchen/Diner:-

20' 2" x 9' 7" (6.14m x 2.92m)

UPVC double glazed window and French doors rear elevation overlooking and accessing the garden, fitted range of modern base and eye level soft close storage units with underlighting to wall units, granite worktops with matching upstands and window sill, one and a half bowl stainless steel sink unit inset with a mixer tap and integrated granite drainer, built-in oven with hob above, granite splashback and concealed extractor over, integrated dishwasher, built-in fridge/freezer, space for table and chairs, radiator, Karndean flooring and flat ceiling. Door to:



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Utility Room:-

6' 1" x 5' 4" (1.85m x 1.62m)

Further matching base and eye level storage units, roll top worksurface with matching upstand, matching wall cupboard housing gas central heating boiler, space and plumbing for washing machine, space for tumble dryer, radiator, continuation of Karndean flooring, flat ceiling and part double glazed composite door to garden. Further internal door to:



Downstairs Cloakroom:-

5' 4" x 3' 1" (1.62m x 0.94m)

Opaque UPVC double glazed window to side elevation, suite comprising: close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, flat and stepped ceiling and radiator.



First Floor Landing:-

UPVC double glazed window to side elevation, built-in storage/airing cupboard, flat ceiling and smoke detector. Doors to:

Bedroom One:-

11' 6" x 11' 6" (3.50m x 3.50m)

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



En Suite Shower Room:-

6' 4" x 5' 6" (1.93m x 1.68m) Maximum Measurements

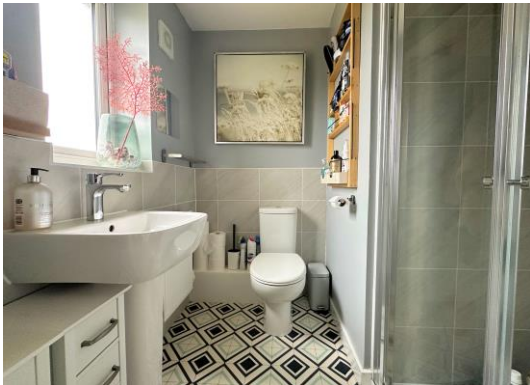
Opaque UPVC double glazed window to rear elevation, modern suite comprising: tiled shower cubicle with rainwater shower and handheld shower attachment, close coupled WC, pedestal wash hand basin with mixer tap, shaver socket, radiator, part tiled walls, extractor and flat ceiling.

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Bedroom Two:-

11' 5" x 8' 6" (3.48m x 2.59m)

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

Bedroom Three:-

9' 10" x 9' 1" (2.99m x 2.77m) Maximum Measurements

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



Bedroom Four:-

8' 3" x 7' 8" (2.51m x 2.34m)

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



Family Bathroom:-

8' 3" x 6' 4" (2.51m x 1.93m)

Opaque UPVC double glazed window to rear elevation, modern white suite comprising: panelled bath with upgraded mixer tap, Mira electric shower and shower screen, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, radiator, extractor and flat ceiling.



Outside:-

An established front garden with a selection of flowers and shrubs with a pathway leading to the front door. Driveway to side allows off street parking with electric car charging point and then leads to the brick built detached garage or workshop with up and over door, power connected and a side courtesy door the garden.

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Rear Garden:-

Generous size, enclosed, mainly laid to lawn, a lovely selection of flowers, trees, shrubs and shingle/slate borders, several outside power sockets, water tap, sandstone patio area for entertaining purposes and wooden gate giving pedestrian access to side of property.



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Office/Studio:-

10' 7" x 7' 7" (3.22m x 2.31m)

Detached, double glazed windows and doors with fitted blinds, insulated and power connected.



Agents Note:-

The annual maintenance charge from January 2025 to December 2025 on this property is currently £278.65 per annum.

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