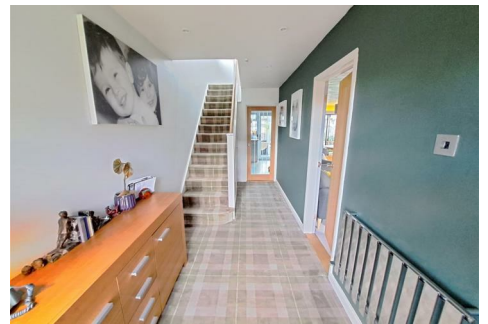




NESBITT & SONS
ESTATE AGENTS



100 Kelvin Grove, Fareham, PO16 8LE
Guide price £500,000

*** Guide Price - £500,000 to £525,000 ***

This stunning detached family home is situated on a rarely available corner plot, located in Central Portchester.

The property is beautifully presented throughout with the internal accommodation comprising of a large entrance hallway, fantastic lounge/diner with dual aspect windows, modern fitted kitchen and conservatory with French doors opening onto the rear garden. Upstairs there is a spacious landing leading to three bedrooms and a modern family bathroom suite.

Outside the current owners have recently landscaped the rear garden to a high standard. This is where you will find the summer house / home office and also the rear access to the garage and driveway. To the front of

Entrance Hallway



Landing



Lounge/Diner 26'0 x 14'0 max (7.92m x 4.27m max)



Bedroom One 14'0 x 10'0 (including wardrobe space) (4.27m x 3.05m (including wardrobe space))



Kitchen 10'11 x 8'2 (3.33m x 2.49m)



Conservatory 18'4 x 6'10 (5.59m x 2.08m)



Bedroom Two 11'2 x 11'2 (3.40m x 3.40m)



Summer House/Office 10'10 x 9'0 (3.30m x 2.74m)



Bedroom Three 8'10 x 8'4 (2.69m x 2.54m)



Gardens



Location

The village of Portchester is steeped in history and is famed for its castle which has origins dating back to the Roman period. The village is situated at the head of Portsmouth Harbour and its shoreline has impressive views across the harbour towards Spinnaker Tower. The village is well served by schools and pre-schools and has a comprehensive range of shops and facilities at its centre. Commuting links are plentiful with good access to the M27 and local rail links.

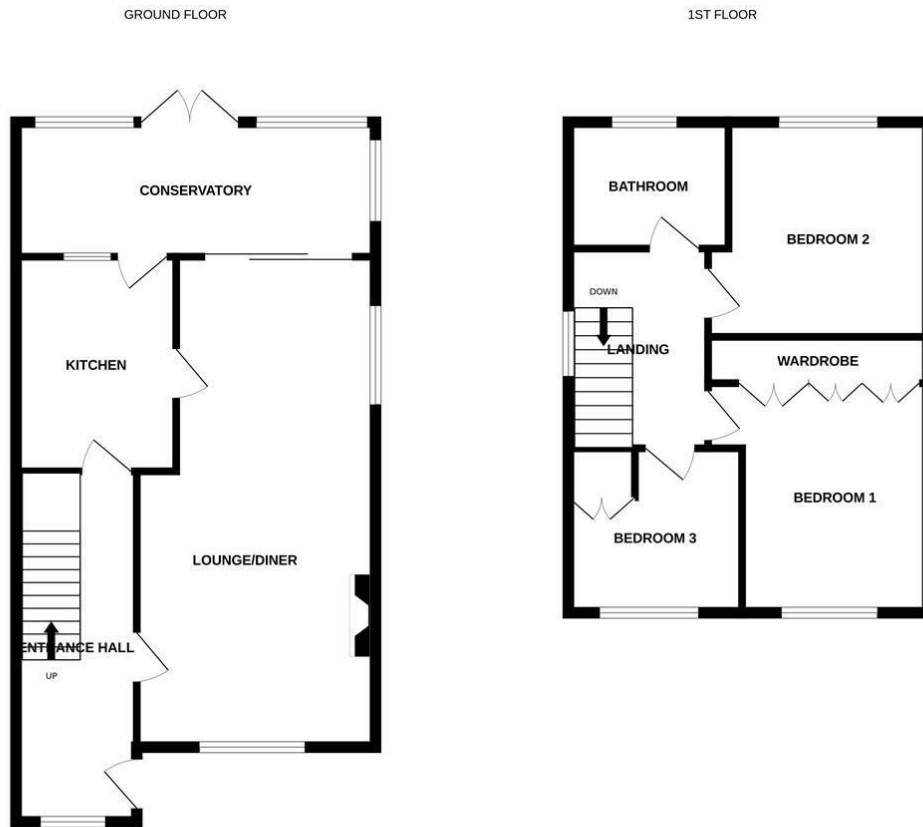
Family Bathroom 7'9 x 6'0 (2.36m x 1.83m)



Outside

Garage 16'9 x 8'9 (5.11m x 2.67m)

Floor Plan



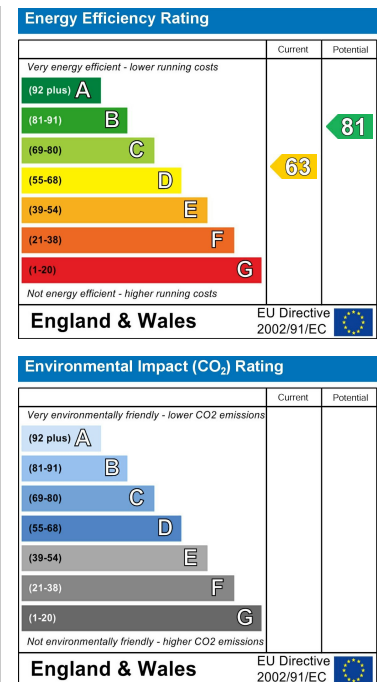
3 BEDROOM DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.