



**NESBITT & SONS**  
ESTATE AGENTS



**80 Orchard Grove, Fareham, PO16 9DX**

**£395,000**

We are delighted to offer for sale this lovely extended semi detached family home situated in the much requested location of Orchard Grove in Portchester which is a short walk away from open woodlands and the shoreline. The property is well presented throughout with the internal accommodation briefly comprising of - entrance hall, lounge/diner, conservatory, modern fitted kitchen, utility room, downstairs shower room, three bedrooms and family bathroom. Outside there is a driveway at the front leading to a detached garage and a well maintained south facing garden at the rear. Viewing is strongly recommended to fully appreciate the accommodation and location on offer here.

Entrance Hallway



Utility Room 10'0 x 5'10 (3.05m x 1.78m)



Shower Room 5'7 x 5'0 (1.70m x 1.52m)



Open Plan Lounge/Diner 27'7 x 10'10 (8.41m x 3.30m)



Conservatory 10'0 x 9'11 (3.05m x 3.02m)



Kitchen 10'3 x 8'0 (3.12m x 2.44m)



Landing

Bedroom One 12'11 x 11'9 (3.94m x 3.58m)



Bedroom Two 10'10 x 7'11 (3.30m x 2.41m)



Bedroom Three 11'2 x 5'2 (3.40m x 1.57m)



Bathroom 7'11 x 5'2 (2.41m x 1.57m)



Outside

Garage

Garden



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.

# Floor Plan



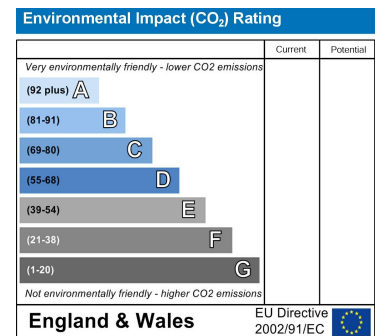
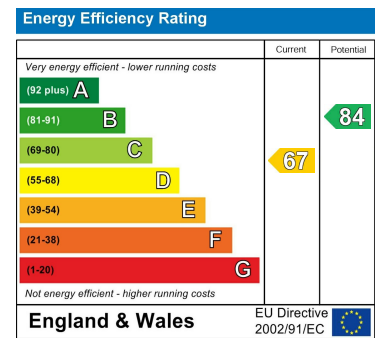
3 BEDROOM CHALET BUNGALOW

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.