



NESBITT & SONS
ESTATE AGENTS



15 Pentland Rise, Fareham, PO16 8JP

£435,000

Welcome to this charming semi-detached family home located in the sought-after location of Pentland Rise, Portchester. This property boasts not only a prime location but also a range of desirable features that make it a perfect family home.

The property is well presented throughout with the internal accommodation briefly comprising of - a spacious entrance hall, living room, modern fitted kitchen, utility room, wet room, separate WC and with four bedrooms, there is ample space for a growing family or for those in need of a home office or hobby room.

One of the highlights of this home is the panoramic sea views at the rear. Imagine waking up to the sight of the sea every morning or enjoying a cup of tea while taking in the serene vista. The enclosed south-facing garden provides a private outdoor space where you can bask in the sun or host summer barbecues.

Properties in this rarely available location are highly sought after, making this a fantastic opportunity for those looking to settle in a peaceful yet convenient area. Don't miss out on the chance to call this beautiful house your home.

Entrance Hallway

Bedroom Four/Study 8'5 x 8'0 (2.57m x 2.44m)



Wet Room 7'4 x 6'0 (2.24m x 1.83m)



Lower Floor

Living Room 17'4 x 11'1 (5.28m x 3.38m)



Kitchen 11'2 x 10'9 (3.40m x 3.28m)



Utility Room 7'6 x 5'9 (2.29m x 1.75m)

First Floor

Bedroom One 14'3 x 11'2 (4.34m x 3.40m)



Bedroom Two 14'3 x 10'9 (4.34m x 3.28m)



WC 7'6 x 2'10 (2.29m x 0.86m)

Bedroom Three 10'3 x 8'4 (3.12m x 2.54m)



Outside

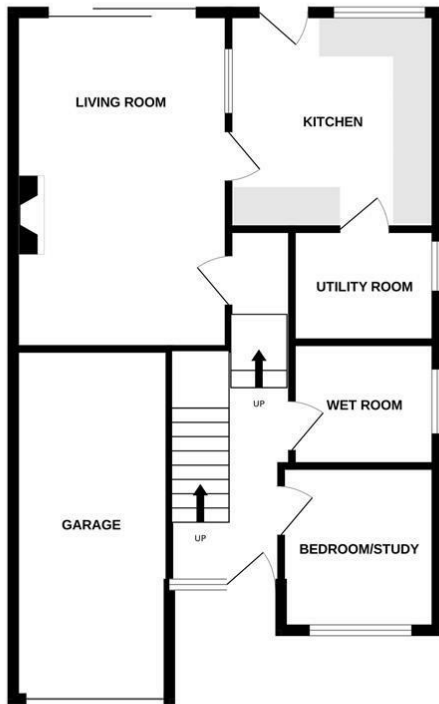
Garage 18'0 x 8'0 (5.49m x 2.44m)

Garden

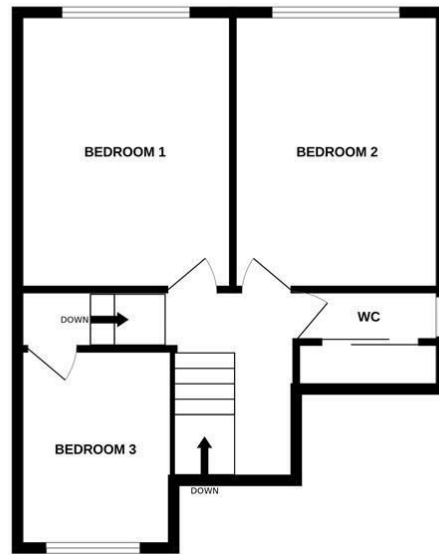


Floor Plan

GROUND FLOOR



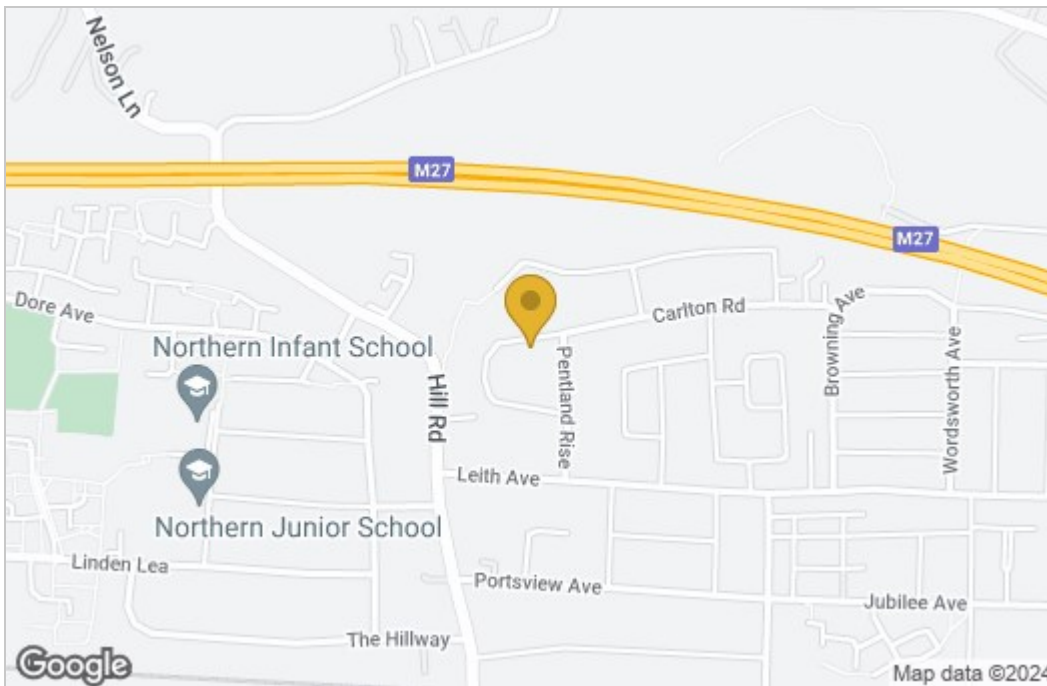
1ST FLOOR



4 BEDROOM SEMI 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.
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Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|-----------------------------------------------------------------------|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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