



**NESBITT & SONS**  
ESTATE AGENTS



## 40 Denville Avenue, Fareham, PO16 9LE

### Offers in the region of £335,000

Nestled in the tranquil cul de sac of Denville Avenue, Portchester, this charming semi-detached chalet bungalow offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat. The spacious reception room provides an inviting space for relaxation and entertaining, while the two bathrooms ensure ample facilities for all residents.

One of the standout features of this bungalow is the parking space available for two vehicles, a rare find in such a serene location. The property is just a short stroll away from the picturesque shoreline and the historic Portchester Castle, allowing residents to enjoy leisurely walks and the beauty of the surrounding area.

This home is ideal for those who appreciate a quiet lifestyle while still being close to local amenities. Whether you are looking to downsize or seeking a family home, this chalet bungalow presents an excellent opportunity to enjoy comfortable living in a sought-after location. Don't miss the chance to make this lovely property your own.



Entrance Hall

Wet Room 4'11 x 4'11 (1.50m x 1.50m)



Lounge/Diner 29'5 into bay x 10'9 (8.97m into bay x 3.28m)



Kitchen 9'10 x 7'3 (3.00m x 2.21m)



Bedroom Three 11'9 x 10'3 (3.58m x 3.12m)



Landing

Bedroom One 15'4 x 10'2 (4.67m x 3.10m)



Bedroom Two 11'8 x 9'2 (3.56m x 2.79m)



Family Bathroom 10'11 x 6'3 (3.33m x 1.91m)



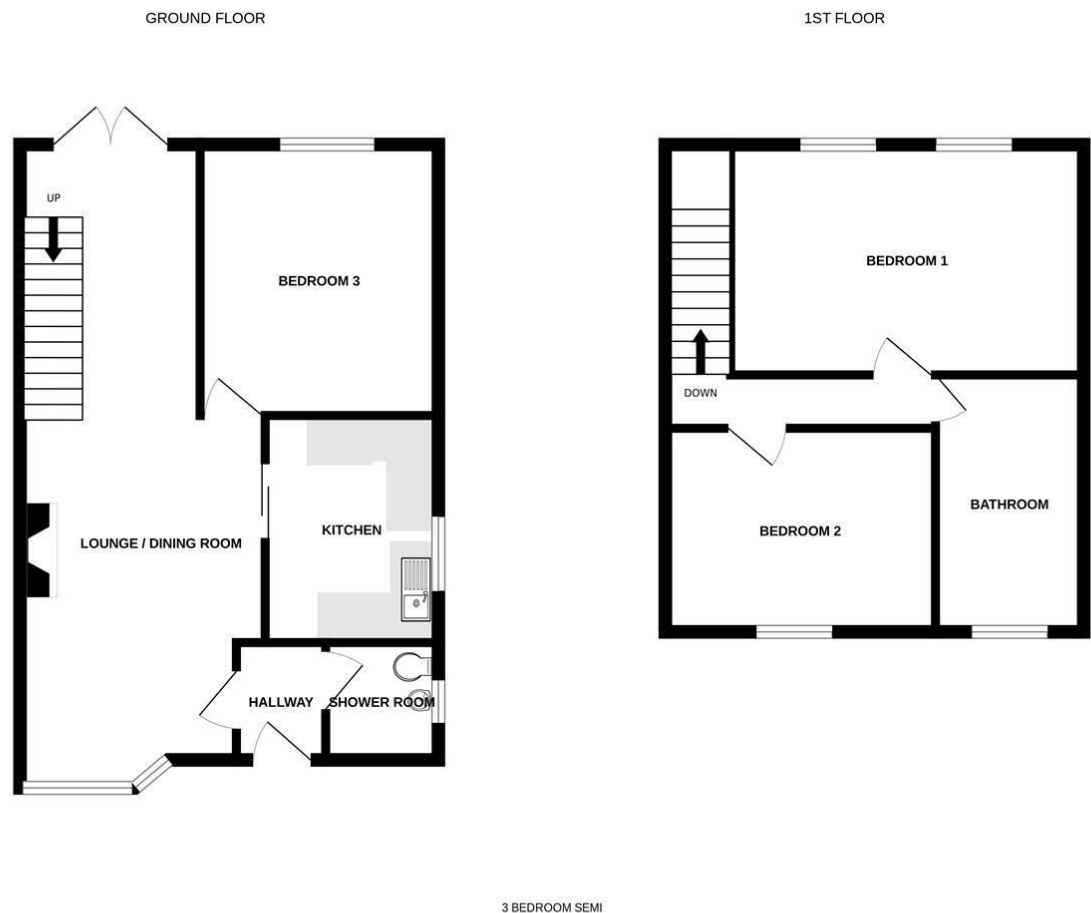
Outside

Driveway

Garden



Floor Plan

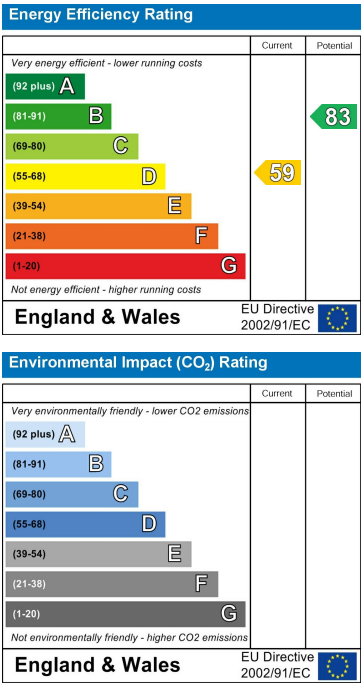


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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