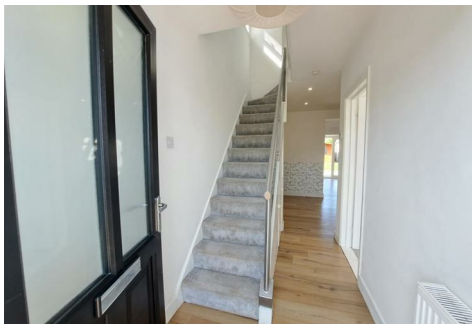




**NESBITT & SONS**  
ESTATE AGENTS



## 76 Windmill Grove, Fareham, PO16 9HH

### £350,000

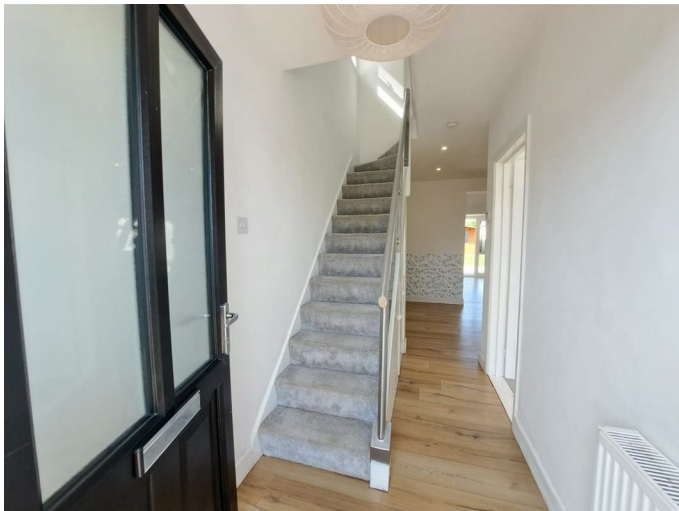
Situated in the charming area of Windmill Grove, Portchester, this delightful end-terrace house offers a perfect blend of modern living and with three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings.

At the heart of the home lies a contemporary open-plan kitchen and family room, designed to foster a warm and welcoming atmosphere. The double doors seamlessly connect this space to the enclosed garden, allowing for a delightful flow between indoor and outdoor living. The garden itself is a private sanctuary, complete with a charming summer house, perfect for enjoying sunny afternoons or hosting friends.

For those with vehicles, the property boasts parking for two cars, a valuable feature in this sought-after location. Furthermore, the house is just a short stroll away from the picturesque shoreline and the historic Portchester Castle, offering a unique opportunity to explore the rich heritage of the area.

This property is not just a house; it is a home that invites you to create lasting memories in a vibrant community. With its modern amenities and proximity to local attractions, it presents an exceptional opportunity for anyone looking to settle in Portchester.

Entrance Hallway



Utility Room/WC



Living Room 12'7 x 11'3 (3.84m x 3.43m)



Landing



Open Plan Kitchen/Dining/Family Room 22'10 max x 17'10 max (6.96m max x 5.44m max)



Bedroom One 13'0 x 10'0 (3.96m x 3.05m)





Bedroom Two 10'6 x 8'11 (3.20m x 2.72m)



Bedroom Three 7'5 x 6'8 (2.26m x 2.03m)



Bathroom



Outside

Driveway

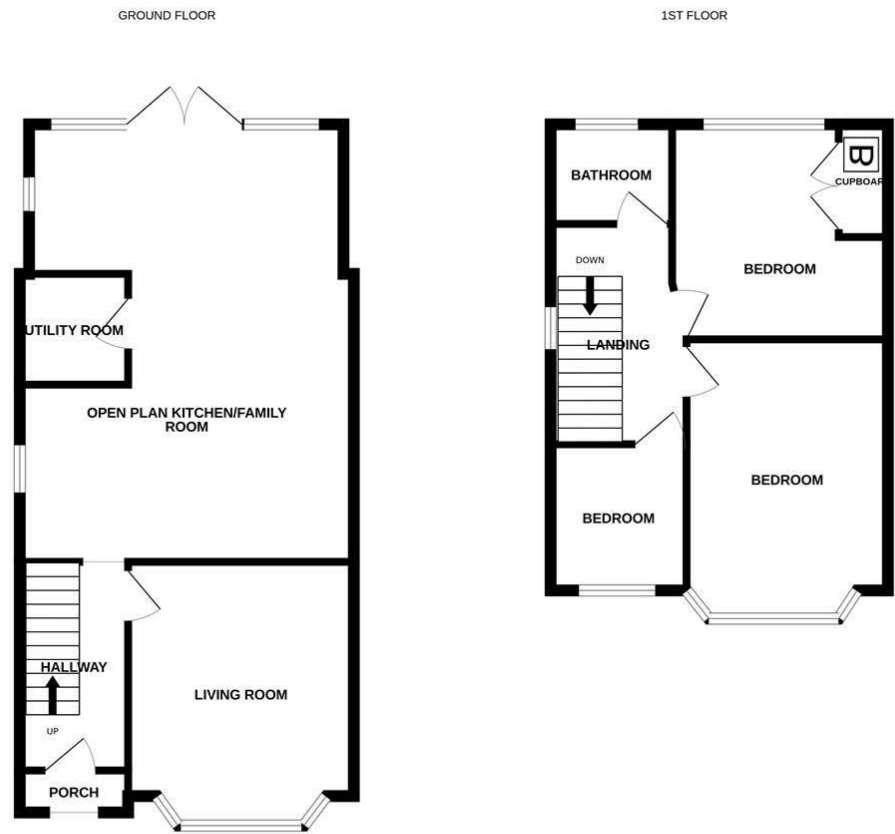
Garden



Summer House 17'6 x 9'5 (5.33m x 2.87m)



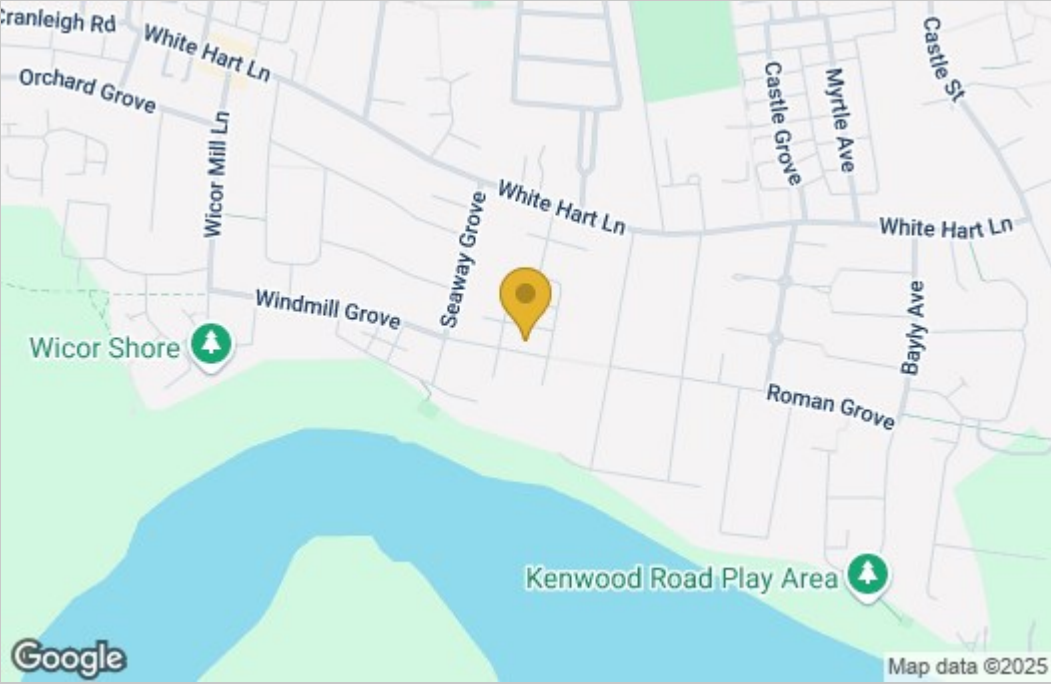
Floor Plan



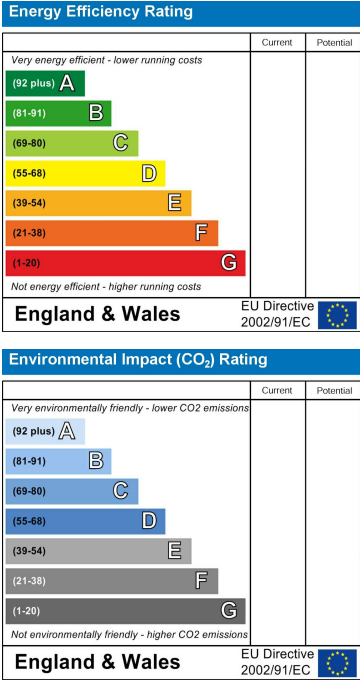
3 BEDROOM EOT HOUSE

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.