



Nesbits

Established 1921

11 Portobello Grove, Portchester, Fareham, PO16 8HU

Price £325,000

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Enjoying a SOUGHT-AFTER LOCATION, this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW benefits from a detached garage plus open parking, generous garden, gas central heating, double-glazing, and en-suite; it NOW REQUIRES REFURBISHMENT and presents a desirable blank canvas opportunity with considerable potential. Positioned upon the southern slope of Portsdown Hill, Portobello Grove is approached via Leith Avenue and Montrose Avenue, a consistently popular and tucked away residential address within comfortable reach of a wide range of public amenities and some half a mile only from Portchester Town Centre. With a pleasant east-west aspect, No. 11 itself has brick and rendered elevations under a pitched, tiled roof with rear dormer, the facade incorporating gabled bay window and recessed porch. It stands behind a deep, open-plan forecourt, whilst to the rear and side is a walled and fenced garden, some 43ft wide, with ramped access from the property.



Extended upwards and to the rear, the property has been well cared for but, as stated, will reward a programme of modernisation, having scope now for incoming owners to implement their own tastes and ideas, adding value, and creating a home with much to commend it. Available now to the open market with the further asset of NO ONWARD CHAIN, full details of this appealing opportunity are given as follows and early viewing is recommended:

Pair of part-glazed storm doors to:

PORCH

Quarry-tiled floor. Part-glazed inner door to:

ENTRANCE HALL

Textured Artex ceiling. Single panel radiator.

BEDROOM ONE

12'9 x 10'4 (3.89m x 3.15m)

Coved, textured Artex ceiling. Semi-circular bay window to front elevation having aluminium-framed double-glazing. Single panel radiator.

SHOWER ROOM & W.C.

9'0 x 5'10 (2.74m x 1.78m)

White suite comprising pedestal handbasin with tiled splashback, and low flush w.c. Walk-in shower area with: free-draining floor, tiled surround, and 'Mira' independent mixer. Single panel radiator. UPVC obscure double-glazed window. Useful storage recess. Textured Artex ceiling with extractor.

EXTENDED LIVING ROOM

21'2 x 14'2 (6.45m x 4.32m)

Reducing to 12'2 (3.71m) Coved, textured Artex ceiling. Feature brick fireplace and surround with adjacent gas point. Two single panel radiators. Glazed door from Entrance Hall, similar to Kitchen. Pair of UPVC replacement double-glazed French doors to rear garden.

EXTENDED KITCHEN/BREAKFAST ROOM

16'5 x 8'1 (5.00m x 2.46m)

A dual-aspect room with UPVC replacement double-glazed windows to the side and rear. Fitted base and wall cupboards, work surfaces, single drainer stainless steel inset sink with mixer tap. Plumbing for washing machine. Gas cooker point. Single panel radiator. 'Vaillant' gas fired central heating and hot water boiler. Part-glazed side entrance door. Coved, textured Artex ceiling.

STUDY

9'5 x 8'10 (2.87m x 2.69m)

Approached from the Entrance Hall via an arched opening. Textured Artex ceiling. Double-glazed window to front elevation. Double panel radiator. Staircase to:

FIRST FLOOR

LANDING

Access to eaves storage space. Obscure-glass door to:

BEDROOM TWO

15'8 x 12'7 (4.78m x 3.84m)

Textured Artex ceiling and walls. Rear square dormer with UPVC replacement double-glazing, granting rooftop views towards

Portsmouth Hill and the inner reaches of Portsmouth Harbour. Double panel radiator. Door to:

EN-SUITE CLOAKROOM & W.C.

White suite comprising: pedestal handbasin and low flush w.c. Access to further eaves storage space. 'Velux' double-glazed roof window.

OUTSIDE FRONT & SIDE

FRONT: Deep 14'10 (4.52m) open-plan forecourt, laid to shingle and providing OPEN PARKING in front of the detached garage.

SIDE: 15'10 (4.83m) x 15'6 (4.72m) laid to paving with raised, planted bed. Side pedestrian gate. Door to:

DETACHED GARAGE

17'11 x 8'0 (5.46m x 2.44m)

Up-and-over door.

OUTSIDE REAR

Width: 43'0 (13.11m) Depth: 23'8 (7.21m) Generous, walled and fenced garden with easterly aspect; laid to lawn with planted borders. Greenhouse. Ramped access from Living Room.

EPC 'D'

COUNCIL TAX

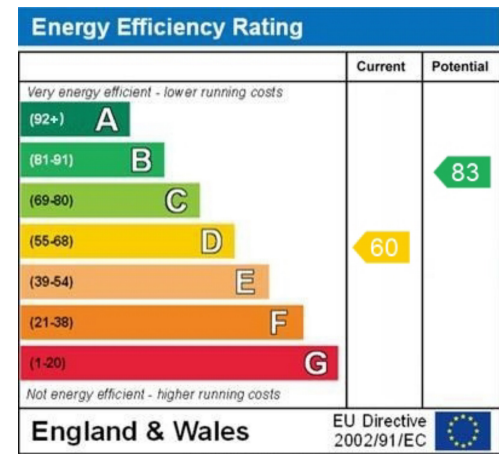
Band 'C' - £1,375.61 per annum (2024-25) Fareham Borough Council.

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17884/051359)







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