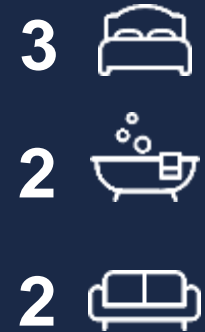


£425,000
79 Arundel Drive
PO16 7NX

Jeffries & Dibbens is delighted to present this well-presented three-bedroom semi-detached home, ideally located in the sought after Uplands area. The ground floor includes a porch, a modern kitchen/diner, a comfortable lounge, plus a versatile extension offering a utility room and a stylish four-piece bathroom. There is also an integral garage. Upstairs boasts three good-size bedrooms and a contemporary shower room. Outside, the property offers a generous rear garden with patio and shed, along with ample off-road parking to the front. To fully appreciate the space on offer, please contact our Fareham office to arrange a viewing.





PORCH

ENTRANCE HALL

LOUNGE 14' 2" x 13' 0" (4.32m x 3.96m)

KITCHEN/DINER 20' 5" x 11' 10" (6.22m x 3.61m)

BATHROOM 7' 8" x 6' 8" (2.34m x 2.03m)

UTILITY ROOM 7' 3" x 6' 1" (2.21m x 1.85m)

GARAGE 14' 8" x 8' 1" (4.47m x 2.46m)

LANDING

BEDROOM 1 13' 0" x 11' 3" (3.96m x 3.43m)

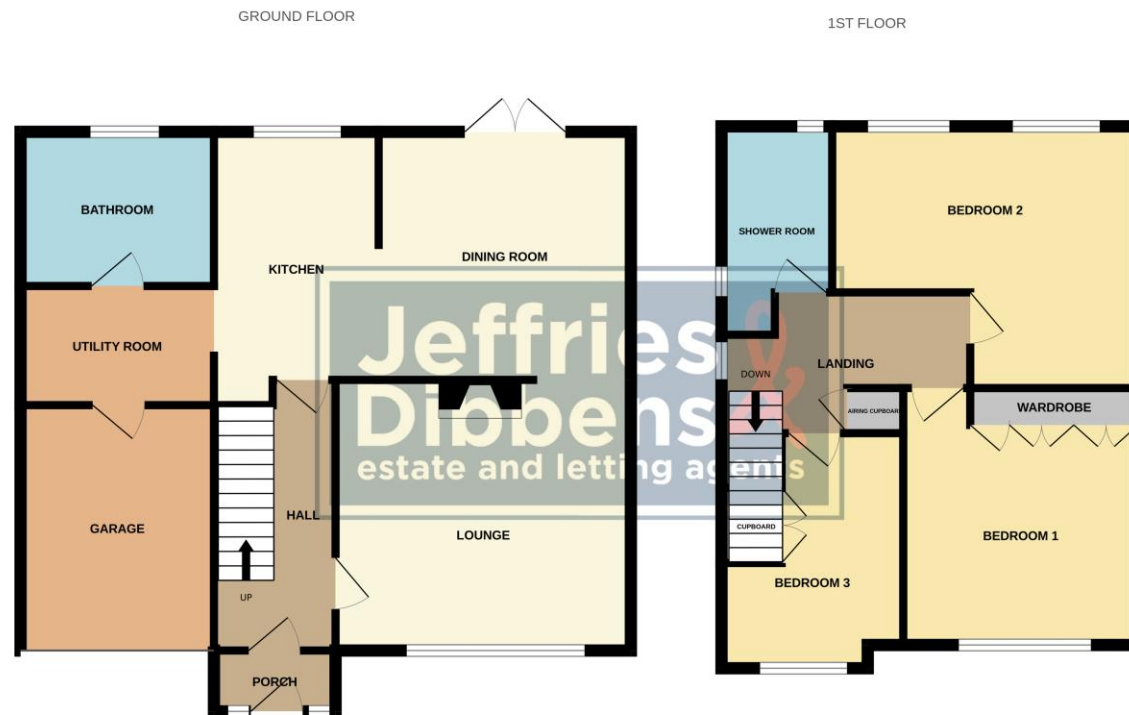
BEDROOM 2 14' 8" x 11' 11" (4.47m x 3.63m)

BEDROOM 3 10' 9" x 8' 11" (3.28m x 2.72m)

SHOWER ROOM 10' 0" x 5' 4" (3.05m x 1.63m)

REAR GARDEN

OFF ROAD PARKING



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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
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