



Asking Price £360,000

TENURE: FREEHOLD

Ribble Gardens, Portchester

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

POPULAR LOCATION

FAMILY HOME

DRIVEWAY

PRIVATE GARDEN

CAMS HILL CATCHMENT

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Soane Estate Agents Present this well kept three bedroom townhouse offering spacious accommodation across three floors. Benefits include a bright living space, a modern kitchen and off-road parking. Ideally positioned for local schools like Cams Hill and Portchester Community, shops, and transport links – a great family home or investment.

HALLWAY

Step into a bright and spacious entrance hall featuring wood-effect flooring, neutral décor, and a striped carpeted staircase leading to the upper floors. The hallway offers access to the main reception rooms, kitchen, and downstairs WC, with a view straight through to the conservatory and garden beyond – giving an instant sense of space and flow.

KITCHEN

This stylish, modern kitchen features sleek gloss units, a gas hob, integrated oven, and ample workspace including a convenient breakfast bar. With tiled flooring, under-cabinet lighting, and a large front-facing window, it's a bright and practical space ideal for both everyday living and entertaining.

LOUNGE

This generous lounge offers a comfortable and inviting space, featuring neutral décor with a bold feature wall, plush carpeting, and ample room for seating. Natural light floods the room through full-width patio doors that open into a bright conservatory – perfect for dining, relaxing, or entertaining with views onto the garden.

CONSERVATORY

This charming brick-built conservatory is flooded with natural light thanks to its vaulted glass roof and full-height windows. Currently used as a dining space, it offers a seamless connection to the rear garden through double doors. A perfect spot for morning coffee, entertaining guests, or enjoying the garden views all year round.

GARDEN

This private rear garden offers a spacious paved patio area ideal for outdoor dining and entertaining. Surrounded by mature planting and colourful borders, it provides a peaceful, easy-to-maintain space with room for seating and storage.

BEDROOM

This bright and generously sized main bedroom features a large front-facing window, neutral décor, and a modern chandelier-style light fitting. A full wall of built-in wardrobes provides excellent storage, while the room comfortably accommodates a king-size bed and additional furniture.

BEDROOM

This cheerful single bedroom is filled with natural light from a rear-facing window overlooking the garden. Decorated in a fresh blue tone, it offers a cosy space ideal for a child's room, guest bedroom, or home office. Includes space for a single bed, wardrobe, and chest of drawers.

BEDROOM

This beautifully presented top-floor bedroom offers a peaceful and private retreat, featuring a vaulted ceiling with skylight, bold feature wall, and plush carpeting. Built-in wardrobes provide excellent storage, and the room benefits from its own modern en-suite shower room.

FAMILY BATHROOM

This stylish and well-maintained bathroom features contemporary mosaic tiling, a full-sized bath with overhead rainfall shower and handheld attachment, and a sleek white suite. With tiled flooring, a large wall mirror, and built-in shelving, it's both practical and modern – ideal for everyday family use.

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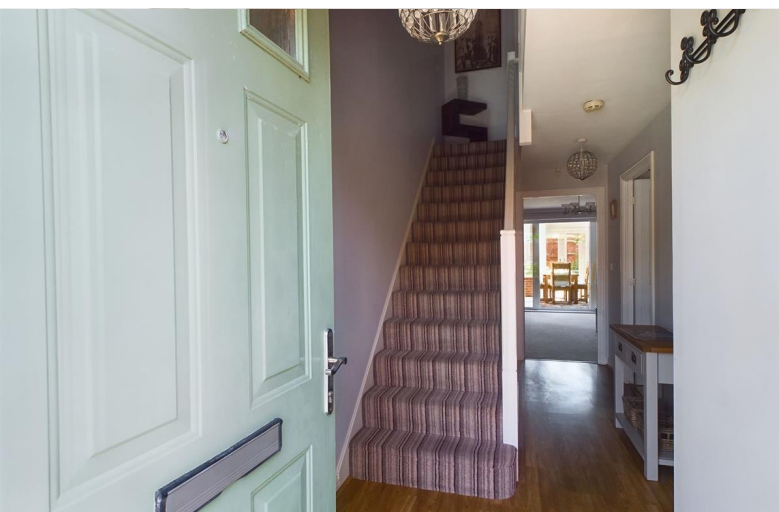
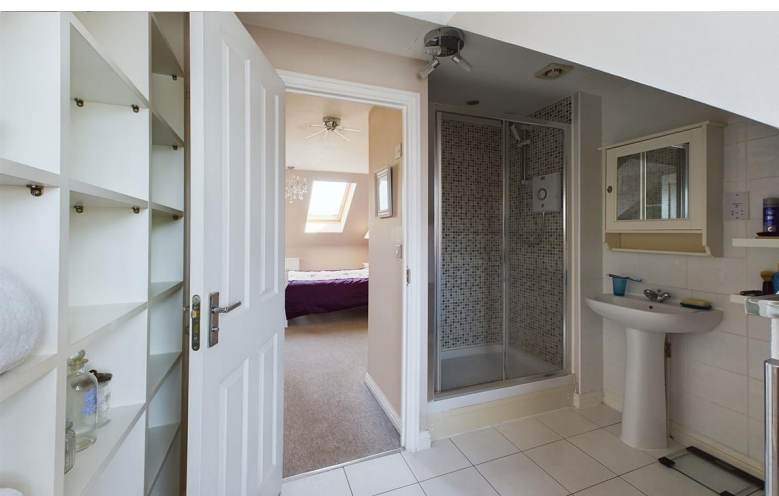
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: 38 Ribble Gardens