



£350,000 Freehold



26 Hill View Road  
Portchester  
Hampshire  
PO16 8DB

- Three Bedroom Home
- Own Driveway and Garage
- Approx. 90ft Garden
- Gas Heating

Email - [portchester@jeffries.co.uk](mailto:portchester@jeffries.co.uk) Tel - 023 9243 5000

“Jeffries and Dibbens are pleased to offer for sale this Sturgess built three bedroom semi-detached property located on the hill slopes of Portchester. Situated close to the Train Station this family home offers a lounge/dining room, conservatory, with a rear garden being approximately 90ft in length, garage and own driveway. Offered with no forward chain, viewing is highly advised. ”

**Katie Wild, Sales Negotiator, Portchester Office**

**HALLWAY**

Stairs to first floor, storage under the stairs, doors to:-

**LOUNGE**

13' 1" x 12' 7" (3.99m x 3.84m) Front aspect double glazed bay window, gas fire, brick fire surround, opening to dining room, radiator.

**DINING ROOM**

10' 7" x 8' 11" (3.23m x 2.72m) Rear aspect double glazed windows and doors to conservatory, radiator.

**KITCHEN**

11' 0" x 8' 5" (3.35m x 2.57m) Rear aspect double glazed window and door to conservatory, wall and base units, integrated stainless steel sink and drainer, space for appliances, free standing cooker, wall mounted boiler, vinyl flooring.

**CONSERVATORY / UTILITY**

17' 12" x 7' 5" (5.49m x 2.26m) Rear aspect double glazed window and doors to garden, space for appliances.

**LANDING**

Loft hatch, doors to:-

**BEDROOM**

13' 2" x 12' 8" (4.01m x 3.86m) Front aspect double glazed bay window, built in wardrobe, radiator.

**BEDROOM**

11' 7" x 11' 5" (3.53m x 3.48m) Rear aspect double glazed window, built in wardrobe, radiator.

**BEDROOM**

8' 6" x 7' 11" (2.59m x 2.41m) Rear aspect double glazed window, built in wardrobe, radiator.

**BATHROOM**

Front aspect double glazed window, three piece suite comprising of: low level WC, vanity sink, panel bath with shower head, vinyl flooring, tiled splash surround, radiator.

**GARDEN**

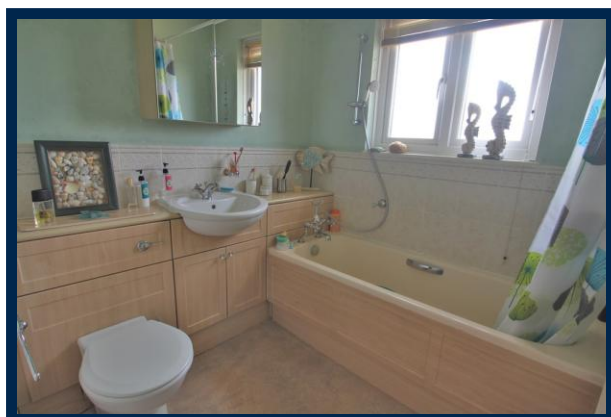
Patio area, path leading to the garage and bottom of the garden, lawn areas, mature shrubs, brick storage shed, garage, access to the drive via iron gate.

**FRONT GARDEN**

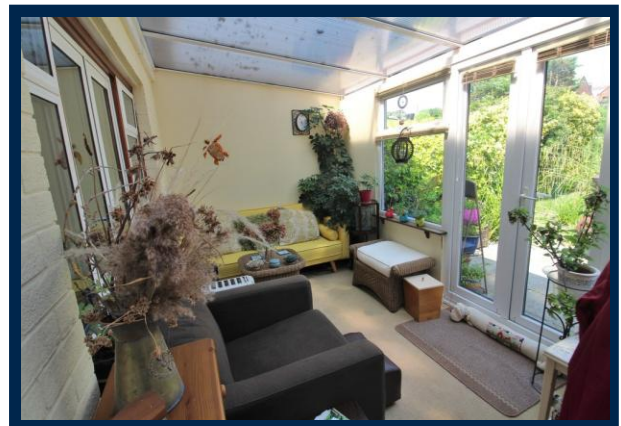
Lawn area, mature shrubs, space for several cars.

**GARAGE**

Single panel door to front side, up and over garage door, power.



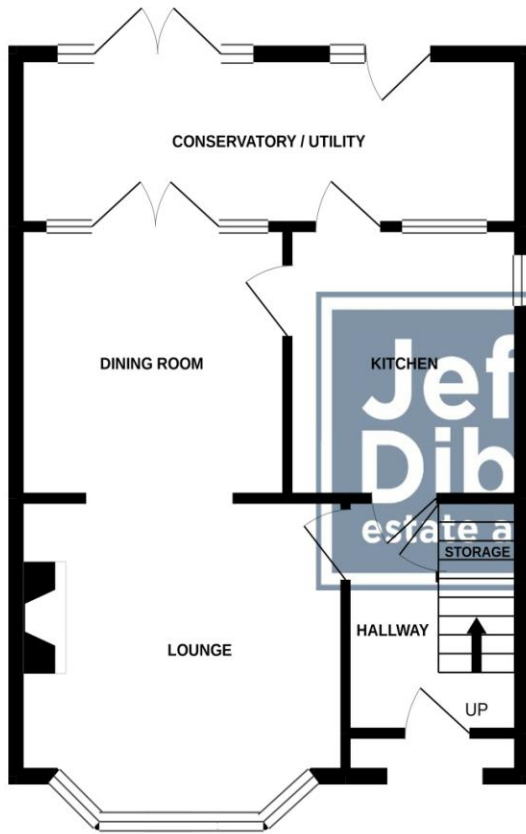
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GROUND FLOOR  
510 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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