



OFFERS OVER
£380,000
159 White Hart Lane
Portchester, PO16 9AY

PROPERTY SUMMARY

Three bedroom extended semi-detached family home presented recently modernised by the current owners and located close to local schools and amenities. As mentioned the property has been recently modernised and provides a spacious area with large lounge/dining room, additional family room/study area, large modern kitchen/breakfast room, three good sized bedrooms and refitted family bathroom. In addition the property has ample parking to the front with a garage and additional parking space to the rear. Viewing is highly advised.





PORCH Front and side aspect double glazed windows, door to:

HALL Side aspect double glazed window, stairs to first floor landing, under stairs storage, radiator, doors to:

LOUNGE/DINING ROOM 24' 9" x 11' 6" (7.54m x 3.51m) Max Measurements. Front aspect double glazed window, radiator, opening to:

FAMILY ROOM/STUDY 13' 0" x 7' 5" (3.96m x 2.26m) Rear aspect double glazed doors to garden, roof lantern, radiator, door to:

KITCHEN/BREAKFAST ROOM 21' 7" x 8' 4" (6.58m x 2.54m) Rear aspect double glazed doors to garden, side aspect double glazed window. Comprehensive range of wall, base and pantry units, acrylic sink and drainer unit, space for range cooker with hood over, space for various appliances, roof lantern.

LANDING Side aspect double glazed window, airing cupboard doors to:

BEDROOM 13' 0" x 9' 4" (3.96m x 2.84m) Front aspect double glazed window, radiator, built in storage cupboard.

BEDROOM 9' 4" x 9' 1" (2.84m x 2.77m) Rear aspect double glazed window, radiator, built in storage cupboard.

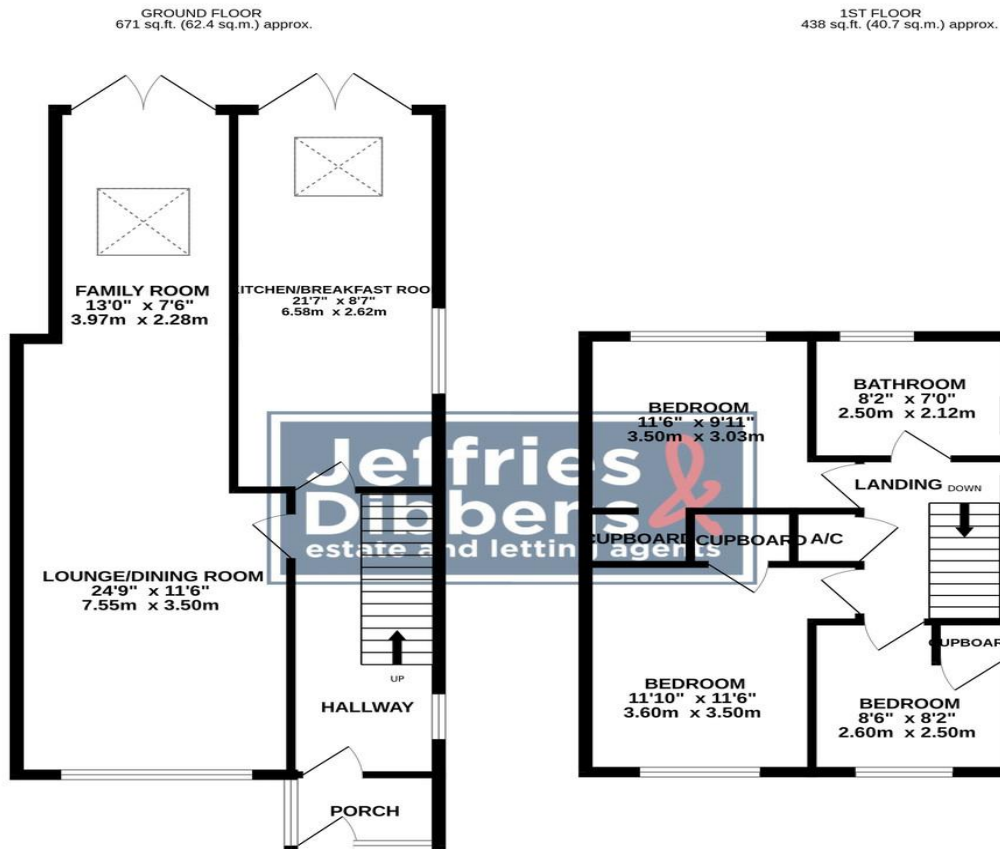
BEDROOM 8' 4" x 8' 2" (2.54m x 2.49m) Front aspect double glazed window, radiator, built in storage cupboard.

BATHROOM Side and rear aspect double glazed windows. Modern suite comprising panelled bath with mains shower over, low flush WC, vanity hand basin and storage, towel rail radiator, acrylic splash back area.

GARDEN Paved area, grassed area, access to garage, side pedestrian access.

FRONT Ample off road parking for several vehicles.

GARAGE 17' 6" x 8' 2" (5.33m x 2.49m) To rear via service road, power and light, door to garden, parking space immediately in front of.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

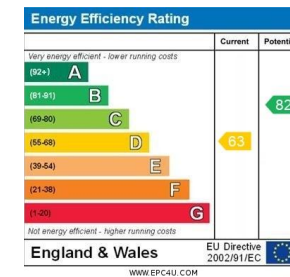
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

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



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