

GUIDE PRICE

**£400,000-£420,000**

**213 The Crossway**

Portchester, PO16 8NG

## PROPERTY SUMMARY

Situated in the popular The Crossway is this extended and very well presented two double bedroom semi detached chalet style bungalow. The rear extension to the property provides a delightful larger kitchen and breakfast area with a vaulted ceiling and floor to ceiling glazing with a dressing area to the ground floor double bedroom, whilst the remaining ground floor is made up of a spacious lounge, dining room and shower room. The first floor comprises a well proportioned master bedroom and an ensuite bathroom. To the outside there is a very large and delightfully maintained garden with access to a tandem style double garage. The front provides off road block paved parking.





**STORM PORCH**

**HALL**

**DINING ROOM 9' 0" x 8' 9" (2.74m x 2.67m)**

**LOUNGE 16' 0" x 12' 0" (4.88m x 3.66m)**

**SHOWER ROOM**

**BEDROOM 13' 2" x 12' 0" (4.01m x 3.66m)**

**KITCHEN 10' 3" x 8' 10" (3.12m x 2.69m)**

**BREAKFAST ROOM 9' 0" x 8' 4" (2.74m x 2.54m)**

**FIRST FLOOR LANDING 13' 0" x 12' 4" (3.96m x 3.76m)**

**MASTER BEDROOM 13' 0" x 12' 4" (3.96m x 3.76m)**

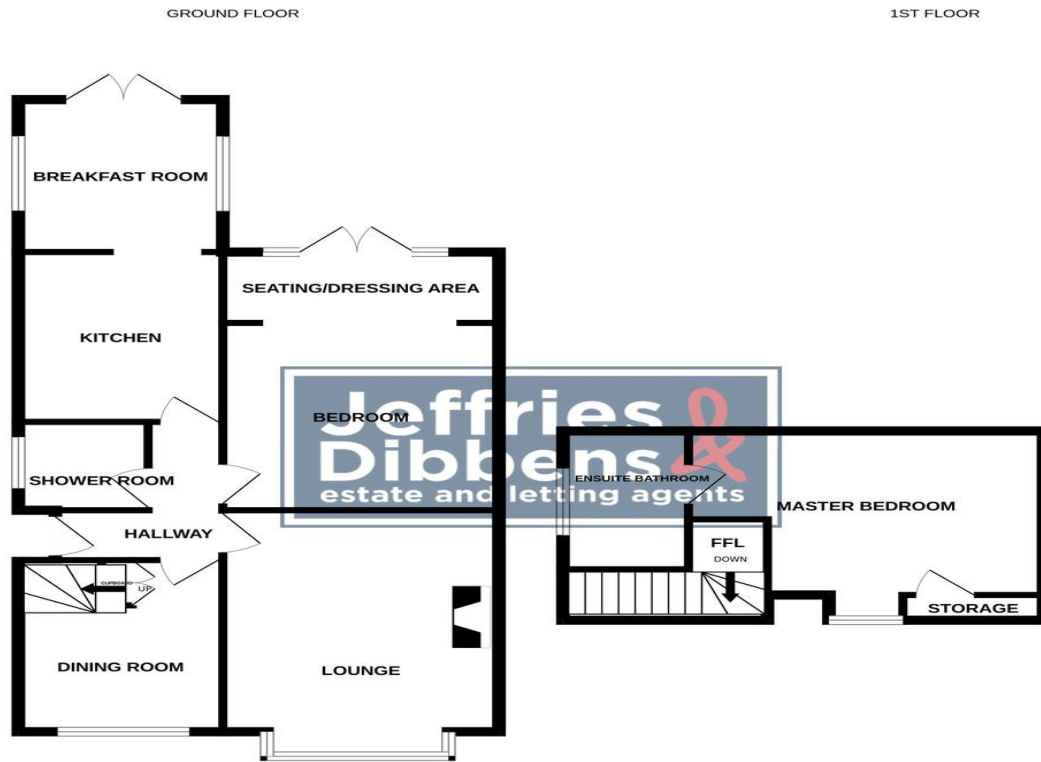
**EN SUITE BATHROOM**

**LARGE REAR GARDEN**

**TANDEM GARAGE 29' 0" x 10' 4" (8.84m x 3.15m)**

**BLOCK PAVED PARKING**





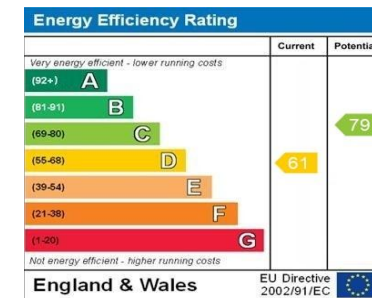
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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