



OFFERS IN EXCESS OF
£450,000
55 Leith Avenue
Portchester, PO16 8HN

PROPERTY SUMMARY

We are delighted to present to the market this Three Bedroom Semi Detached Family Home with far reaching views over Portsmouth. The property boasts a bay fronted sitting room, an open plan kitchen/dining room with integral appliances, a conservatory currently being used as a sitting room as well as downstairs shower room. On the first floor there are three good size bedrooms, the master benefitting from beautiful views and a family bathroom. Outside, there is a large rear garden with patio area to the front and a converted garage that could be used as an office/guest bedroom with its own electrics and lighting. To the front of the property there is a large driveway providing off road parking that wraps around to the rear. Please contact our Portchester Office to book in a viewing.





FRONT

SITTING ROOM 15' 11" into bay x 12' 04" (4.85m x 3.76m)

KITCHEN/DINER 18' 06" x 12' 10" (5.64m x 3.91m)

CONSERVATORY 14' 02" x 13' 0" (4.32m x 3.96m)

SHOWER ROOM

BEDROOM 1 16' 07" into bay x 12' 04" (5.05m x 3.76m)

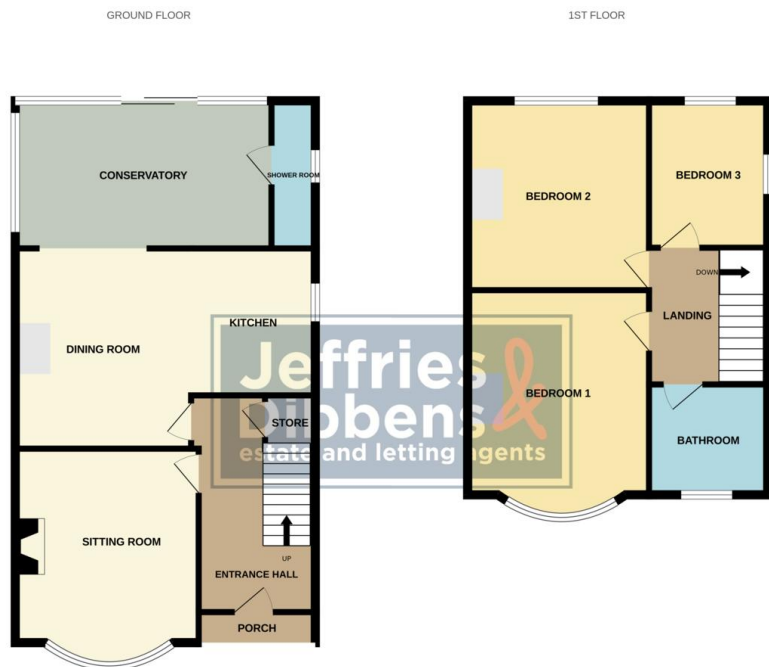
BEDROOM 2 12' 08" x 10' 11" (3.86m x 3.33m)

BEDROOM 3 8' 0" x 7' 02" (2.44m x 2.18m)

BATHROOM

GARAGE Converted garage - can be used as an office/guest bedroom

REAR GARDEN



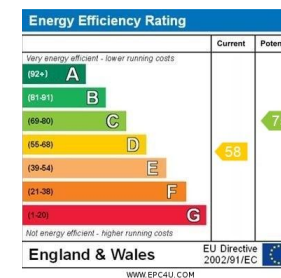
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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