



£625,000
25 Station Road
Portchester, PO16 8BQ

PROPERTY SUMMARY

A rare opportunity to purchase this unique, cottage style detached home in central Portchester, being a stand out property and likely known too many due to its cottage characteristics. The property is situated on a large and very well maintained plot, providing a delightful spacious rear garden, substantial horse shoe driveway and a detached garage. The property itself does provides three generous bedrooms, a modern refitted spacious shower room, two receptions a kitchen breakfast room and ground floor cloakroom. In addition the home provides scope to modernise and (subject to consents) extending to the side elevation. As mentioned this is a rare opportunity and with no onward chain viewing is highly recommended.





PORCH

ENTRANCE HALL 11' 0" x 7' 6" (3.35m x 2.29m)

LOUNGE 17' 11" x 12' 5" (5.46m x 3.78m)

DINING ROOM 12' 5" x 10' 5" (3.78m x 3.18m)

KITCHEN/BREAKFAST ROOM 20' 3" x 11' 3" (6.17m x 3.43m)

UTILITY ROOM

WC

LANDING

BEDROOM 13' 2" x 10' 9" (4.01m x 3.28m)

BEDROOM 13' 2" x 7' 3" (4.01m x 2.21m)

BEDROOM 11' 10" x 9' (3.61m x 2.74m) Max Measurements

SHOWER ROOM 11' 0" x 5' 10" (3.35m x 1.78m)

REAR GARDEN 100' 0" x 45' (30.48m x 13.72m)

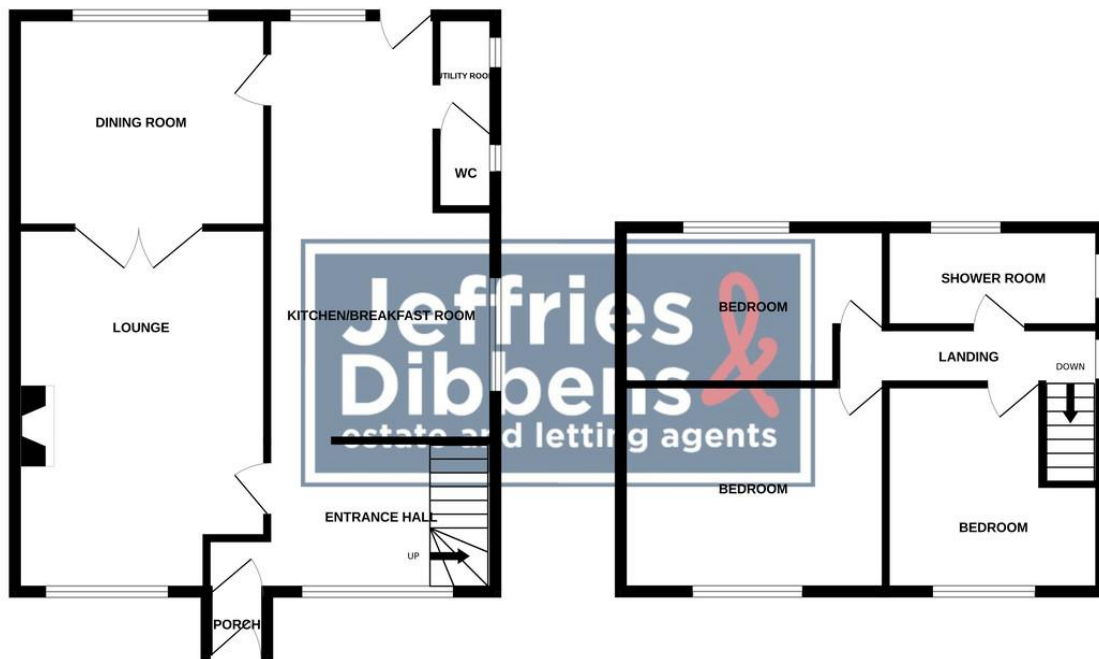
HORSESHOE DRIVEWAY

DETACHED GARAGE



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

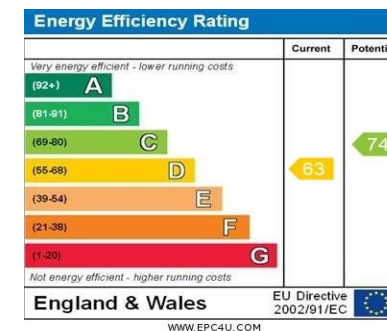
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

TENURE
Freehold

COUNCIL TAX BAND
Band E

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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