

**£520,000**  
**12 Wessex Gardens**  
Portchester, PO16 9BT



## PROPERTY SUMMARY

We are delighted to market this deceptively spacious and modernised 4 bedroom detached home situated in a quiet, sought after cul de sac location. The accommodation comprises an imposing entrance hall with attractive Karndean flooring, a refitted shower room, a large living room with attractive bay window and a dining room with doors leading onto the rear garden. The kitchen is light and spacious with a breakfast bar. On the first floor there are four bedrooms and a modern family bathroom. Externally, the rear garden is enclosed and imaginatively laid out in sections with paving and lawn areas as well as a detached garage with power and lighting. Please call our Portchester Office to arrange a viewing!





## FRONT

**LOUNGE** 16' 02" x 10' 11" (4.93m x 3.33m)

**DINING ROOM** 10' 01" x 9' 05" (3.07m x 2.87m)

**KITCHEN** 11' 05" x 10' 07" (3.48m x 3.23m)

**SHOWER ROOM** 8' 01" x 3' 10" (2.46m x 1.17m)

## LANDING

**BEDROOM 1** 12' 05" x 11' 0" (3.78m x 3.35m)

**BEDROOM 2** 11' 03" x 8' 03" (3.43m x 2.51m)

**BEDROOM 3** 9' 08" x 8' 03" (2.95m x 2.51m)

**BEDROOM 4** 11' 06" x 6' 04" (3.51m x 1.93m)

**BATHROOM** 8' 01" x 5' 08" (2.46m x 1.73m)

## REAR GARDEN

**GARAGE** 16' 05" x 9' 0" (5m x 2.74m)



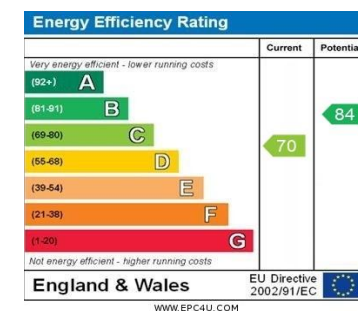
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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