

ASKING PRICE OF

**£375,000**

**21 Linden Lea**

Portchester, PO16 8DD



## PROPERTY SUMMARY

A deceptively spacious four-bedroom semi-detached chalet style property located within the popular area of Portchester. Within walking distance to Northern Junior and Infant schools and rail links this property is offered with NO FORWARD CHAIN.

The accommodation briefly comprises of an entrance hall with stairs to the upper floor and doors leading to a double bedroom with fully fitted Sharps bedroom furniture, the dining room, lounge, bathroom and separate cloakroom. The dining room leads to the triple aspect kitchen overlooking the garden and patio. Upstairs are a further three double sized bedrooms and a shower room. The master bedroom lends itself to extending into the loft space to create an en-suite bathroom subject to the usual planning permissions and building regulation approval.

Outside to the front is an artificial lawn with mature shrubs in a raised border. Off road parking in the driveway leads to a detached garage which has lighting, power and an inspection pit. The south facing fully enclosed garden offers privacy with a spacious patio and the lawn is bordered by mature shrubs and plants.

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## **ENTRANCE HALL**

## **DOWNSTAIRS WC**

**LIVING ROOM** 13' 11" x 13' 0" (4.24m x 3.96m)

**DINING ROOM** 11' 01" x 8' 11" (3.38m x 2.72m)

**KITCHEN** 12' 04" x 7' 10" (3.76m x 2.39m)

**BATHROOM** 8' 05" x 4' 10" (2.57m x 1.47m)

**BEDROOM** 10' 10" x 9' 10" (3.3m x 3m)

## **LANDING**

**BEDROOM** 16' 07" MAX x 11' 11" (5.05m x 3.63m)

**BEDROOM** 12' 08" x 8' 1" (3.86m x 2.46m)

**BEDROOM** 10' 07" x 9' 09" (3.23m x 2.97m)

## **SHOWER ROOM**

## **SOUTH FACING REAR GARDEN**

**GARAGE** With light, power & inspection pit.



GROUND FLOOR



1ST FLOOR



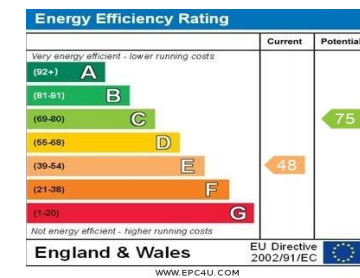
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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