



**£280,000**  
**63 Kenwood Road**  
Portchester, PO16 9LS



## PROPERTY SUMMARY

With incredible waterfront views and generous outside space, this two bedroom semi detached house settled in Kenwood Road, Portchester offers ample scope for modernisation and extension. To the ground floor the property boasts a fitted kitchen, a living room, a side extension containing a dining area and utility room/WC with access to the garden. Upstairs, there are two double bedrooms with built-in wardrobes and a shower room. Externally, there is off road parking to the front of the property and a spacious rear garden with side access. Please note this property is a Reema Hollow Panel construction type. These properties are not considered suitable security for a mortgage and therefore this property is only available to cash purchasers.





## PORCH

## ENTRANCE HALL

**KITCHEN** 10' 3" x 9' 3" (3.12m x 2.82m)

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

## UTILITY ROOM

## WC

**LOUNGE** 16' 3" x 11' 4" (4.95m x 3.45m)

## LANDING

**BEDROOM** 13' 2" x 9' 0" (4.01m x 2.74m)

**BEDROOM** 10' 2" x 9' 2" (3.1m x 2.79m)

**SHOWER ROOM** 6' 8" x 5' 7" (2.03m x 1.7m)

## REAR GARDEN

**AGENTS NOTES** These properties are not considered suitable security for a mortgage and therefore this property is only available to cash purchasers.







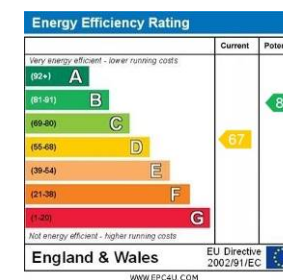
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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

**Jeffries  
Dibbens**  
estate and letting agents

**OFFICE ADDRESS**  
78 West Street, Portchester,  
Fareham, PO16 9UN

**CONTACT**  
023 9243 5000  
portchester@jeffries.co.uk  
www.jdea.co.uk