

**£310,000**  
**3 The Queensway**  
Portchester, PO16 8AY



## PROPERTY SUMMARY

Situated in the heart of Portchester, this well-kept three-bedroom family home is now available to the market. The ground floor offers a handy porch, a spacious lounge, a fitted kitchen and a bright sun room/dining room with skylights overlooking the garden. Upstairs features a modern bathroom and three good-sized bedrooms. Outside, the property benefits from a low-maintenance garden with rear access, a garage in a block as well as being situated close to local amenities and transport links. Call us now to arrange a viewing!





**PORCH**

**LOUNGE 18' 6" x 14' 1" (5.64m x 4.29m)**

**KITCHEN 14' 10" x 7' 02" (4.52m x 2.18m)**

**SUN ROOM/DINING ROOM 14' 3" x 8' 7" (4.34m x 2.62m)**

**LANDING**

**BATHROOM**

**BEDROOM 1 14' 9" x 8' 10" (4.5m x 2.69m)**

**BEDROOM 2 11' 0" x 8' 10" (3.35m x 2.69m)**

**BEDROOM 3 8' 6" x 5' 7" (2.59m x 1.7m)**

**GARAGE**

**REAR GARDEN**





GROUND FLOOR

1ST FLOOR



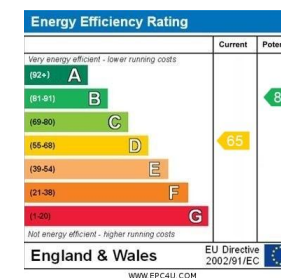
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
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