



GUIDE PRICE

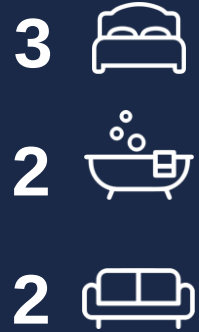
£400,000-£415,000

1 Caer Peris View

Portchester, PO16 8QL

PROPERTY SUMMARY

With a beautiful view towards Portsmouth Harbour and the Isle of Wight, we are thrilled to present this detached three bedroom family home to the market. Downstairs boasts a spacious lounge, a contemporary fitted kitchen, a handy utility room, a WC and a separate dining room with French doors opening to the garden. Upstairs presents a family bathroom, three good size bedrooms with one benefiting from en-suite facilities. Externally there is a low maintenance garden, a garage and also off the road parking. We strongly urge all those who are interested to contact Jeffries and Dibbens (Portchester) now to arrange your viewing!





ENTRANCE HALL

DINING ROOM 9' 8" x 8' 4" (2.95m x 2.54m)

KITCHEN 9' 7" x 7' 5" (2.92m x 2.26m)

UTILITY ROOM

WC

LOUNGE 16' 2" x 10' 3" (4.93m x 3.12m)

LANDING

BATHROOM

BEDROOM 1 11' 06" x 10' 09" (3.51m x 3.28m)

ENSUITE

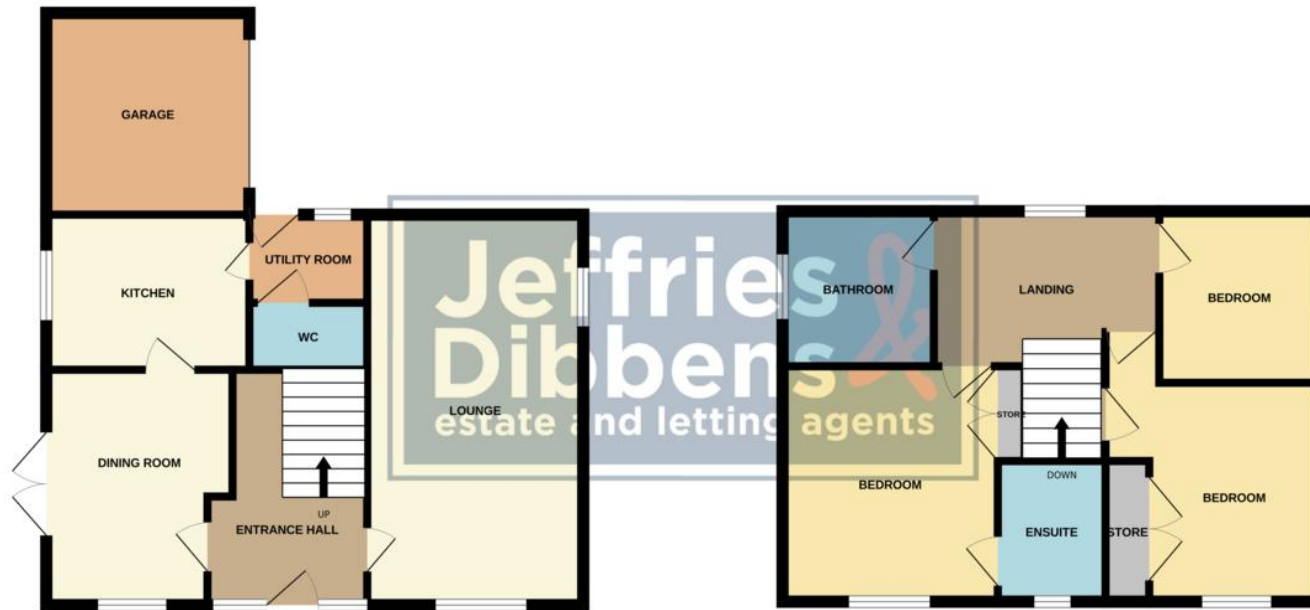
BEDROOM 2 11' 6" x 10' 6" (3.51m x 3.2m)

BEDROOM 3 7' 3" x 6' 9" (2.21m x 2.06m)



GROUND FLOOR

1ST FLOOR



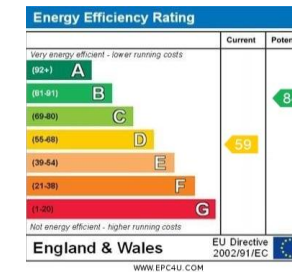
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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
Dibbens**
estate and letting agents

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