

GUIDE PRICE

£325,000-£340,000

263 White Hart Lane

Portchester, PO16 9AS

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to present to the market this three bedroom, mid terrace family home located on White Hart Lane, Portchester. The accommodation comprises on the ground floor an entrance hall, a sitting room to the front, a W.C and a modern kitchen with double doors leading through to the rear garden. Upstairs, on the first floor there is a family bathroom and two double bedrooms, one benefitting from a dressing room, as well as the master bedroom with en suite shower room to the second floor. Externally, the rear garden boasts a summer house with full electrics, patio seating area and rear pedestrian access with a driveway for two vehicles to the front. Please call our Portchester Office to arrange a viewing.





FRONT Off road parking, front door to property.

HALLWAY

LOUNGE 17' 0" x 11' 04" (5.18m x 3.45m)

KITCHEN/DINER 14' 05" x 11' 01" (4.39m x 3.38m)

WC

FIRST FLOOR LANDING

BEDROOM TWO 12' 07" max x 9' 02" max (3.84m x 2.79m)

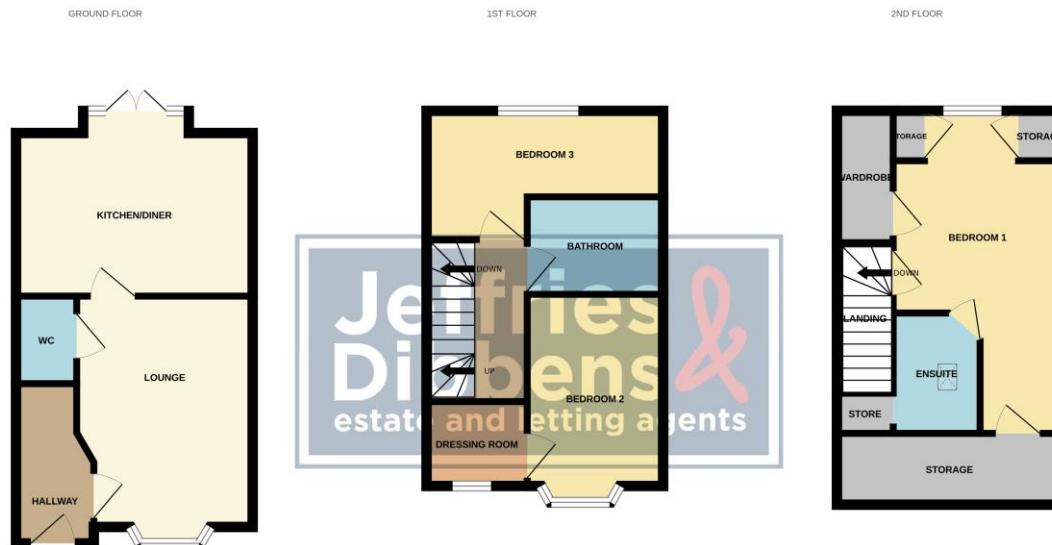
BEDROOM THREE 14' 05" max x 8' 11" max (4.39m x 2.72m)

BATHROOM

BEDROOM ONE 14' 02" max x 11' 06" max (4.32m x 3.51m)

ENSUITE

REAR GARDEN



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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
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