

**£415,000**  
**89 Portview Avenue**  
Portchester, PO16 8LT



## PROPERTY SUMMARY

Located on the sought-after Portsview Avenue, just a short distance from both the train station and Town Centre, is this beautifully extended and modernised three bedroom semi detached family home. On the ground floor, the property features an entrance porch, a convenient WC, a separate lounge with a cosy log burner, a practical utility room with side access and an immaculate open-plan kitchen/dining/living area with French doors leading out to the rear garden. Upstairs, you'll find three generously sized bedrooms and a recently refitted family bathroom. Outside, the south facing rear garden is mainly laid to lawn and includes secure side access to a shared driveway. To fully appreciate everything this lovely home has to offer, contact our Portchester Office today to arrange a viewing.





**ENTRANCE HALL**

**WC**

**LOUNGE** 12' 6" x 12' 4" (3.81m x 3.76m)

**UTILITY ROOM** 7' 11" x 7' 11" (2.41m x 2.41m)

**LIVING AREA** 10' 11" x 10' 6" (3.33m x 3.2m)

**KITCHEN/DINER** 17' 3" x 15' 1" (5.26m x 4.6m)

**LANDING**

**BEDROOM 1** 13' 1" x 12' 6" (3.99m x 3.81m)

**BEDROOM 2** 11' 0" x 8' 0" (3.35m x 2.44m)

**BEDROOM 3** 7' 11" x 7' 11" (2.41m x 2.41m)

**BATHROOM**

**REAR GARDEN**

**SHARED DRIVEWAY**





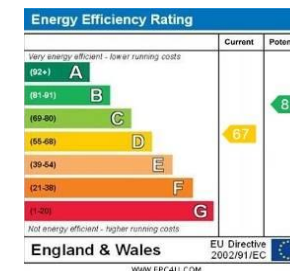
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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