



Guide Price Of

£475,000-£485,000

Freehold



48 Anson Grove  
Portchester  
Fareham  
PO16 8JQ

- Outstanding Views
- Detached Bungalow
- Ample Parking
- Well Presented Throughout

Email - [portchester@jeffries.co.uk](mailto:portchester@jeffries.co.uk) Tel - 023 9243 5000

“Very rare opportunity to purchase this outstanding bungalow on Portchester Hillslopes providing unrivalled views across Portsmouth and the Solent. The detached property is offered having been modernised by the current owner to provide three double bedrooms, conservatory, spacious lounge/dining room leading onto the fantastic sun terrace providing the aforementioned views, ample off road parking, rear garden with hot tub and side sun terrace.”

**Matt Spacey, Senior Branch Manager, Portchester Office**

#### **HALL**

Tiled floor, radiator, doors leading to:

#### **LOUNGE/DINING ROOM**

24' 10" x 17' 0" (7.57m x 5.18m) L shaped maximum measurements. Rear aspect full width sliding doors onto sun terrace affording outstanding unobstructed views across Portsmouth towards the Solent and the Spinnaker Tower. Further side aspect double glazed double doors to side sun terrace, wood burner, radiator, tiled floor.

#### **BEDROOM**

13' 0" x 12' 5" (3.96m x 3.78m) Side aspect double glazed window with views, wardrobes to one wall, tiled floor, radiator.

#### **KITCHEN/BREAKFAST ROOM**

Rear aspect windows and door to Conservatory. Modern high gloss wall and base units with Corian work surface and inset drainer, sink unit, integral oven, ceramic hob and hood, appliance space, radiator.

#### **CONSERVATORY**

13' 4" x 9' 0" (4.06m x 2.74m) Side aspect double glazed windows and sliding doors to garden and hot tub area. Plumbing for washing machine.

#### **BATHROOM**

Side aspect double glazed window. Modern suite comprising B shaped shower/bath with shower over, low flush wc, vanity hand basin within storage unit, towel rail radiator, tiled floor, tiled walls.

#### **BEDROOM**

13' 5" x 12' 1" (4.09m x 3.68m) Rear aspect double glazed window and door to garden. Radiator.

#### **BEDROOM**

12' 0" x 8' 2" (3.66m x 2.49m) Front aspect double glazed window, radiator.

#### **GARDEN**

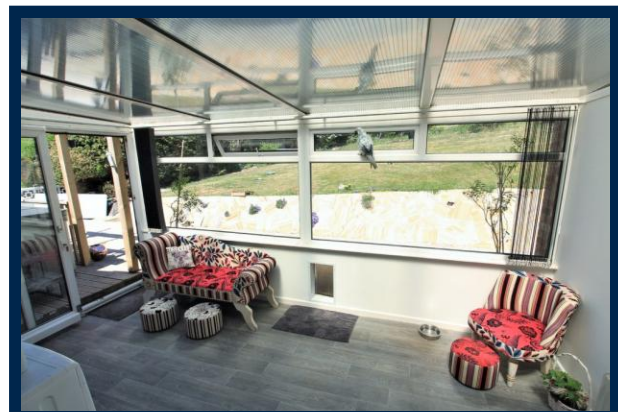
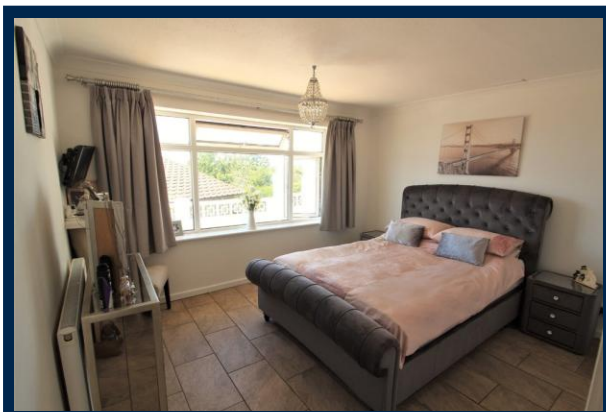
Large lawn area, hot tub area, access to front via side sun terrace.

#### **SUN TERRACE**

Spacious sunny white wall enclosed terrace with tiled flooring providing outstanding views of the Solent across Portsmouth towards and beyond the Spinnaker Tower,

#### **OFF ROAD PARKING**

Own driveway for several vehicles.



Free solicitor quotes available on request





AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	