

£399,950
9 Seaview Avenue
Portchester, PO16 8JB

We are delighted to present to the market this charming four-bedroom semi-detached bungalow, enviably positioned on a generous corner plot in the ever-popular area of Portchester. The ground floor offers a well-balanced and versatile layout, comprising a welcoming lounge, a separate dining room, a beautifully hand-built cottage-style kitchen, and a large conservatory overlooking the garden. The bathroom has been cleverly opened up to create a more spacious and practical feel. There is also excellent potential to extend the kitchen and dining area, subject to the necessary consents, allowing buyers to further enhance the living space. Upstairs, the property boasts four bedrooms along with a convenient WC, making it ideal for growing families or those needing flexible accommodation. Externally, the home continues to impress with its generous wrap-around mature and well-stocked gardens, with wildlife pond and useful internal side gate leading to decking area. To the rear there is a garage and off-road parking, with the driveway having been widened to allow for easier access when entering and exiting a vehicle, and to the three-bin store. This is a fantastic opportunity to secure a well-located home with both character and potential, and we highly recommend contacting our Portchester office at your earliest convenience to arrange a viewing.

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PORCH

HALL

LOUNGE 17' 4" x 12' 11" (5.28m x 3.94m)

DINING ROOM 10' 5" x 13' 0" (3.18m x 3.96m)

KITCHEN 13' 3" x 9' 7" (4.04m x 2.92m)

CONSERVATORY 8' 9" x 21' 6" (2.67m x 6.55m)

BATHROOM 7' 7" x 6' 0" (2.31m x 1.83m)

LANDING

WC 4' 7" x 2' 11" (1.4m x 0.89m)

BEDROOM 1 9' 7" x 13' 0" (2.92m x 3.96m)

BEDROOM 2 9' 6" x 9' 0" (2.9m x 2.74m)

BEDROOM 3 6' 8" x 8' 3" (2.03m x 2.51m)

BEDROOM 4 9' 8" x 7' 0" (2.95m x 2.13m)

GARDEN

GARAGE

GROUND FLOOR

1ST FLOOR



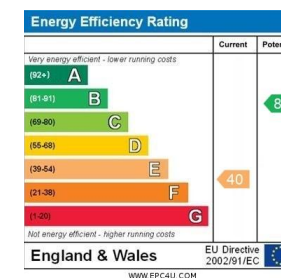
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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