



£320,000
16 Clive Grove
Portchester, PO16 9RR

Situated on the highly sought after Clive Grove in Portchester, this extended and well presented semi-detached bungalow is now available to the market! The property features two double bedrooms, a modern shower room, a contemporary fitted kitchen, a separate lounge, and a spacious dining/family room with French doors opening onto the west facing rear garden. Outside offers a summer house/home office with power and lighting, a storage shed, and secure side access via a shared driveway that leads to the off road parking to the front. We strongly urge all those who are keen to call our Portchester office now to arrange your viewing!





ENTRANCE HALL

BEDROOM ONE 13' 10" x 10' 0" (4.22m x 3.05m)

BEDROOM TWO 8' 11" x 9' 3" (2.73m x 2.82m)

LOUNGE 10' 4" x 10' 0" (3.15m x 3.06m)

KITCHEN 13' 6" x 9' 1" (4.12m x 2.78m)

DINING AREA/FAMILY ROOM 16' 11" max x 18' 10" (5.17m x 5.75m)

SHOWER ROOM 5' 10" x 5' 8" (1.78m x 1.75m)

REAR GARDEN

SUMMER HOUSE 6' 6" x 8' 3" (1.99m x 2.52m) With double doors, lighting and electrics.

SHED 6' 6" x 3' 3" (1.99m x 1.01m)

DRIVEWAY

GROUND 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

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