



£495,000
1 Leckford Close
Portchester, PO16 8DZ

We are pleased to present this exceptional extended semi-detached family home, enviably positioned on the elevated slopes of Portchester, and conveniently close to local shops and schools. Having been extensively modernised, the property is beautifully finished throughout and enjoys sea views from several rooms. The impressive accommodation comprises an inviting entrance hall, a spacious lounge, conservatory, dining room, and a contemporary fitted kitchen, along with a utility room/WC. To the first floor are three well-proportioned bedrooms, including a main bedroom with a modern en-suite, plus a stylish family bathroom. A further loft conversion provides an additional bedroom, with a dressing area. Externally, the property benefits from a block-paved driveway offering off-road parking for multiple vehicles. To the rear, the enclosed west-facing garden provides access to the garage and additional parking to the front of it. We strongly recommend arranging a viewing to appreciate what this charming property has to offer!

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PORCH

ENTRANCE HALL

LOUNGE 24' 4" x 12' 0" (7.42m x 3.66m)

CONSERVATORY 9' 3" x 9' 2" (2.82m x 2.79m)

DINING ROOM 10' 0" x 9' 4" (3.05m x 2.84m)

KITCHEN 14' 4" x 9' 11" (4.37m x 3.02m)

LANDING

BEDROOM TWO 17' 10" x 8' 9" (5.44m x 2.67m)

ENSUITE 7' 1" x 6' 0" (2.16m x 1.83m)

BEDROOM THREE 15' 0" x 8' 11" (4.57m x 2.72m)

BEDROOM FOUR 9' 2" x 8' 11" (2.79m x 2.72m)

BATHROOM 6' 2" x 9' 3" (1.88m x 2.82m)

STAIRS 10' 1" x 6' 9" (3.07m x 2.06m)

BEDROOM ONE 13' 10" x 10' 3" (4.22m x 3.12m)

DRESSING ROOM 23' 3" x 15' 2" (7.09m x 4.62m) Reduced headroom.

REAR GARDEN

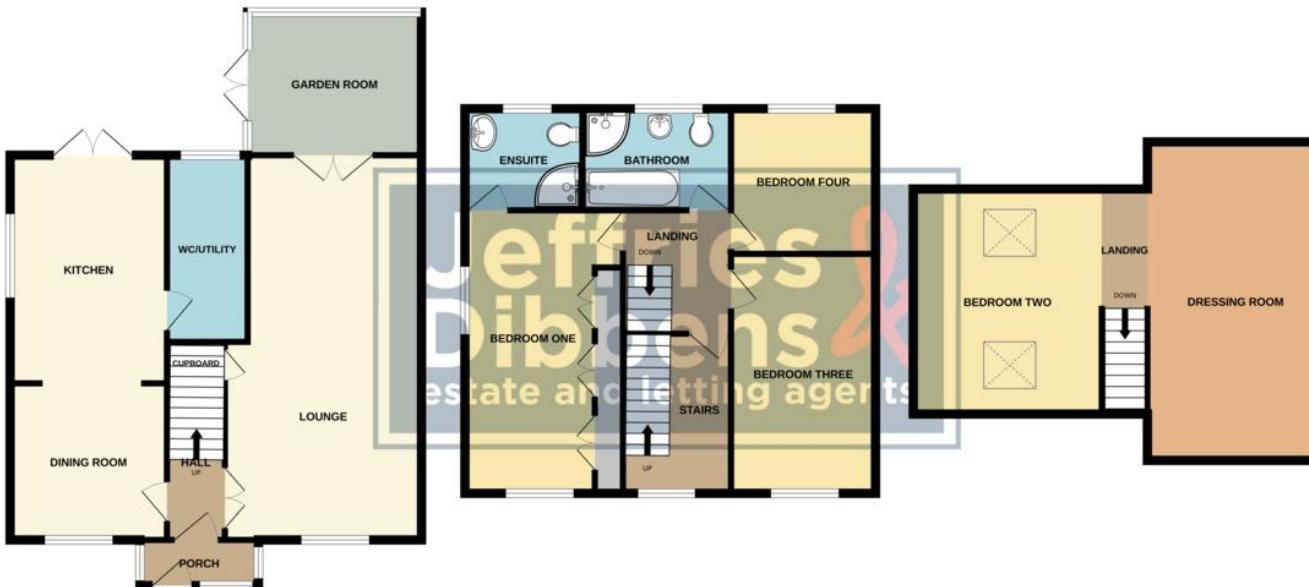
GARAGE

DRIVEWAY

GROUND FLOOR

1ST FLOOR

2ND FLOOR



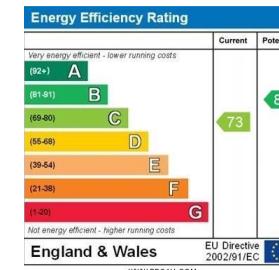
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used 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.