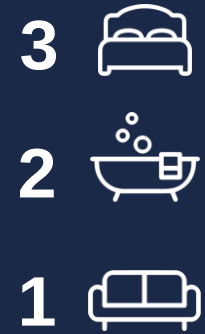


£350,000
76 The Hillway
Portchester, PO16 8BW

Situated in the sought-after location of The Hillway, this three bedroom semi-detached family home, in close proximity to transport links and Portchester High Street, is now available to the market! The ground floor comprises a spacious lounge, a separate dining room, a fitted kitchen, a conservatory, and a convenient WC. To the first floor there are three double bedrooms and a shower room. Externally, the property benefits from a south facing rear garden, with side access leading to off road parking on the driveway at the front. We highly advise all those who are interested to call our Portchester office now to arrange your viewing!





HALLWAY 12' 2" x 6' 2" (3.72m x 1.90m)

LOUNGE 11' 8" into bay x 13' 6" into recess (3.56m x 4.14m)

DINING ROOM 12' 11" x 10' 9" into recess (3.94m x 3.30m)

KITCHEN 9' 9" x 8' 11" (2.98m x 2.72m)

CONSERVATORY 10' 6" x 16' 3" (3.21m x 4.97m)

WC 5' 9" x 2' 5" (1.76m x 0.74m)

FIRST FLOOR LANDING 6' 3" x 8' 11" (1.91m x 2.73m)

BEDROOM ONE 12' 4" into bay x 11' 10" (3.76m x 3.62m)

SHOWER ROOM 6' 6" x 8' 0" (2.00m x 2.44m)

BEDROOM TWO 12' 11" x 10' 10" (3.95m x 3.31m)

BEDROOM THREE 9' 10" x 8' 11" (3.02m x 2.74m)

OUTSIDE:

REAR GARDEN Side pedestrian access.

DRIVEWAY

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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	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.

**Jeffries
& Dibbens**
estate and letting agents

OFFICE ADDRESS
78 West Street, Portchester,
Fareham, PO16 9UN

CONTACT
023 9243 5000
portchester@jeffries.co.uk
www.jdea.co.uk