NESBITT & SONS
ESTATE AGENTS









46 Leith Avenue, Fareham, PO16 8HL

Guide price £415,000

*** DRIVEWAY & HUGE DETACHED QUADRUPLE GARAGE AT REAR ***

Situated on the charming Leith Avenue in Portchester, this beautiful extended semi-detached family home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a stunning master bedroom suite that boasts panoramic views of the harbour, this property is sure to impress.

The heart of the home is the inviting living room, complete with a log burner that creates a warm and cosy atmosphere, perfect for family gatherings or quiet evenings in. This space overlooks the garden, allowing for a seamless connection with the outdoors. The modern fitted kitchen breakfast room is ideal for casual dining and entertaining, providing a stylish and functional area for culinary enthusiasts.

In addition to the spacious interior, the property features two bathrooms, ensuring convenience for the whole family. The ample parking space for up to five vehicles and a huge detached quadruple garage is a rare find,

Entrance Hallway

Bedroom Three 10'8 x 9'0 (3.25m x 2.74m)

Shower Room 7'5 x 5'10 (2.26m x 1.78m)

Bedroom Two 14'8 into bay x 11'11 (4.47m into bay x 3.63m)



Lounge/Diner 22'3 x 11'10 (6.78m x 3.61m)



Kitchen/Breakfast Room 15'11 x 10'7 (4.85m x 3.23m)






Landing

Master Bedroom 19'8 max x 17'0 (5.99m max x 5.18m)

En-Suite 7'8 x 5'5 (2.34m x 1.65m)

Outside

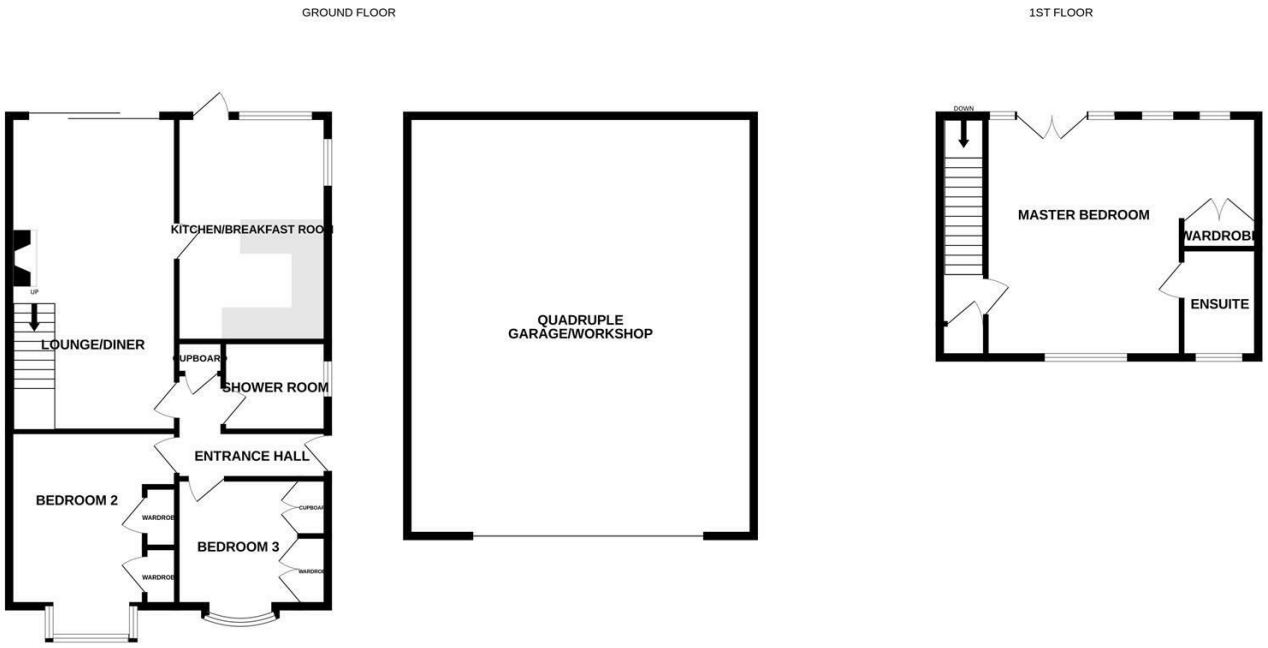
Driveway

Garden

Quadruple Detached Garage/Workshop 29'9 x 24'6 (9.07m x 7.47m)



Floor Plan



3 BEDROOM CHALET BUNGALOW

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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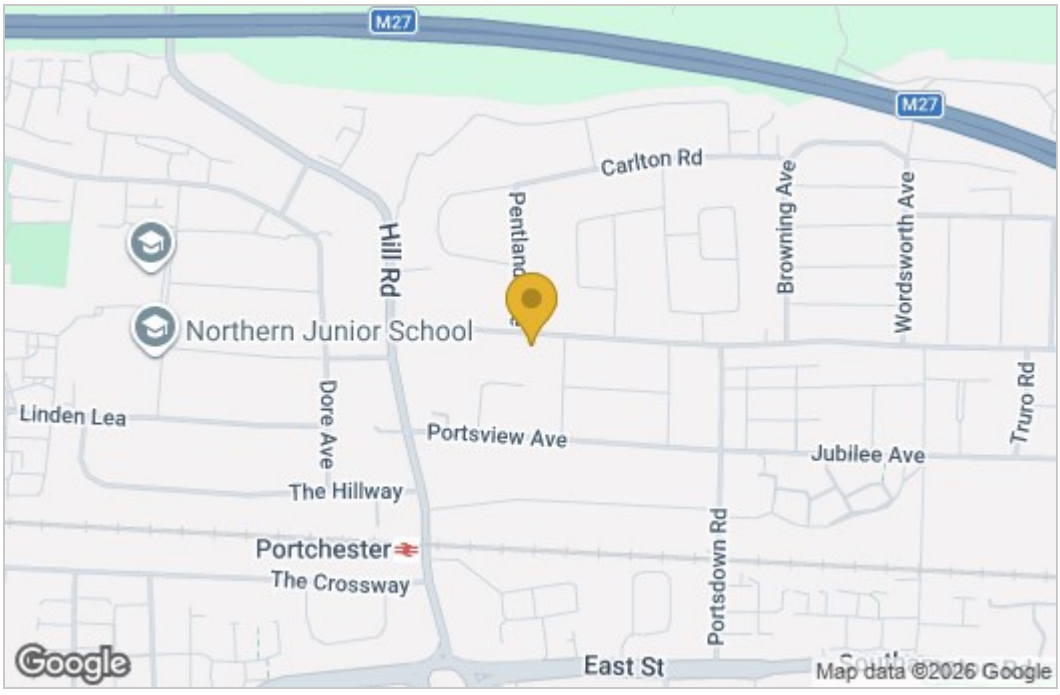
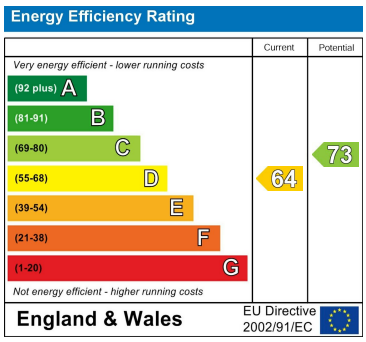
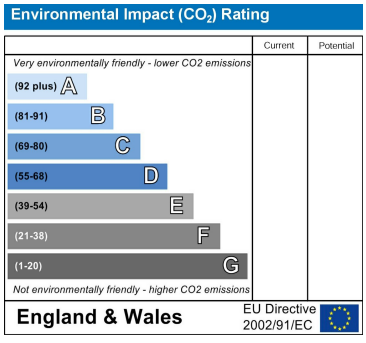
Area Map



Energy Efficiency Graph





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