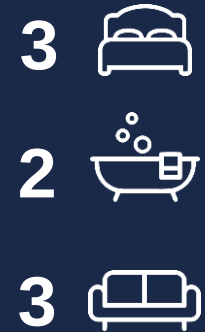


**£450,000**  
**24 Lansdowne Avenue**  
Portchester, PO16 9NN

Situated in Lansdowne Avenue a popular residential location close to Portchester foreshore, this extended three-bedroom semi-detached bungalow offers well-proportioned accommodation arranged over two floors. The ground floor comprises three reception areas, including an open-plan lounge and dining room, a fitted kitchen/breakfast room, spacious entrance hall, bedroom two and a family bathroom. To the first floor are two further bedrooms (master bedroom with walk-in wardrobe), and a shower room. Outside, the property benefits from an attractive, enclosed rear garden providing a pleasant outdoor space, together with a pretty front garden. An ideal home for those looking for flexible accommodation in a sought-after location, with the foreshore and local amenities close by. Viewing is highly recommended.





**ENTRANCE HALL** 9' 6" x 12' 9" (2.90m x 3.89m)

**BEDROOM TWO** 10' 6" x 10' 5" (3.22m x 3.18m)

**BATHROOM** 5' 8" x 8' 11" (1.75m x 2.73m)

**DINING ROOM** 11' 5" x 14' 4" (3.49m x 4.37m)

**LIVING ROOM** 14' 6" x 11' 11" (4.44m x 3.65m)

**KITCHEN/BREAKFAST ROOM** 21' 7" x 8' 11" (6.59m x 2.72m)

**LANDING**

**BEDROOM ONE** 15' 7" x 8' 5" (4.75m x 2.57m)

**WALK-IN WARDROBE**

**BEDROOM THREE** 7' 10" x 7' 6" (2.40m x 2.30m)

**SHOWER ROOM** 4' 9" x 5' 2" (1.45m x 1.60m)

**REAR GARDEN**

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    | 78 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 &**  
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