



**£335,000**  
**62 Portobello Grove**  
Portchester, PO16 8HX

NO FORWARD CHAIN. We are delighted to offer for sale this extended semi-detached bungalow situated in the popular hill-slope location of Portobello Grove, Portchester. The accommodation on offer comprises; entrance hallway, bedroom, modern bathroom suite, lounge, dining room and kitchen to the ground floor with a further bedroom to the first floor. Benefits include a 57ft rear garden, own driveway and garage, gas central heating and double glazing. To arrange your accompanied viewing, contact Jeffries and Dibbens (Portchester).





### **HALLWAY**

10' 9" x 3' 4" (3.28m x 1.02m)

### **BEDROOM**

9' 5" x 8' 10" (2.87m x 2.69m)

### **BATHROOM**

8' 10" x 5' 9" (2.69m x 1.75m)

### **LOUNGE**

12' 10" x 10' 6" (3.91m x 3.2m)

### **DINING ROOM**

14' 3" x 11' 4" (4.34m x 3.45m)

### **KITCHEN**

17' 2" x 9' 0" (5.23m x 2.74m)

### **BEDROOM**

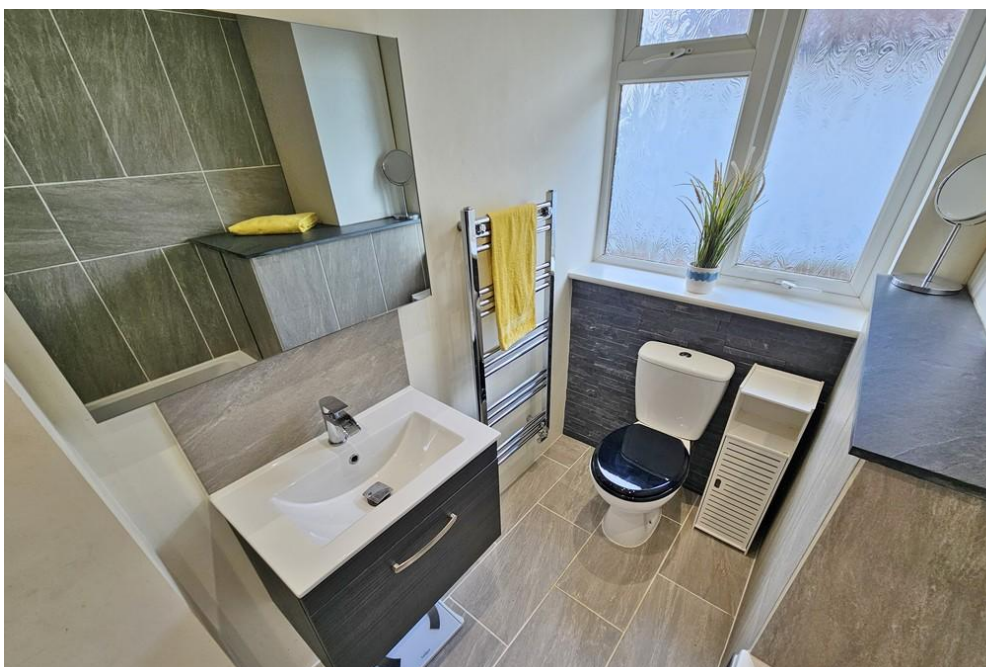
16' 2" x 13' 1" (4.93m x 3.99m)

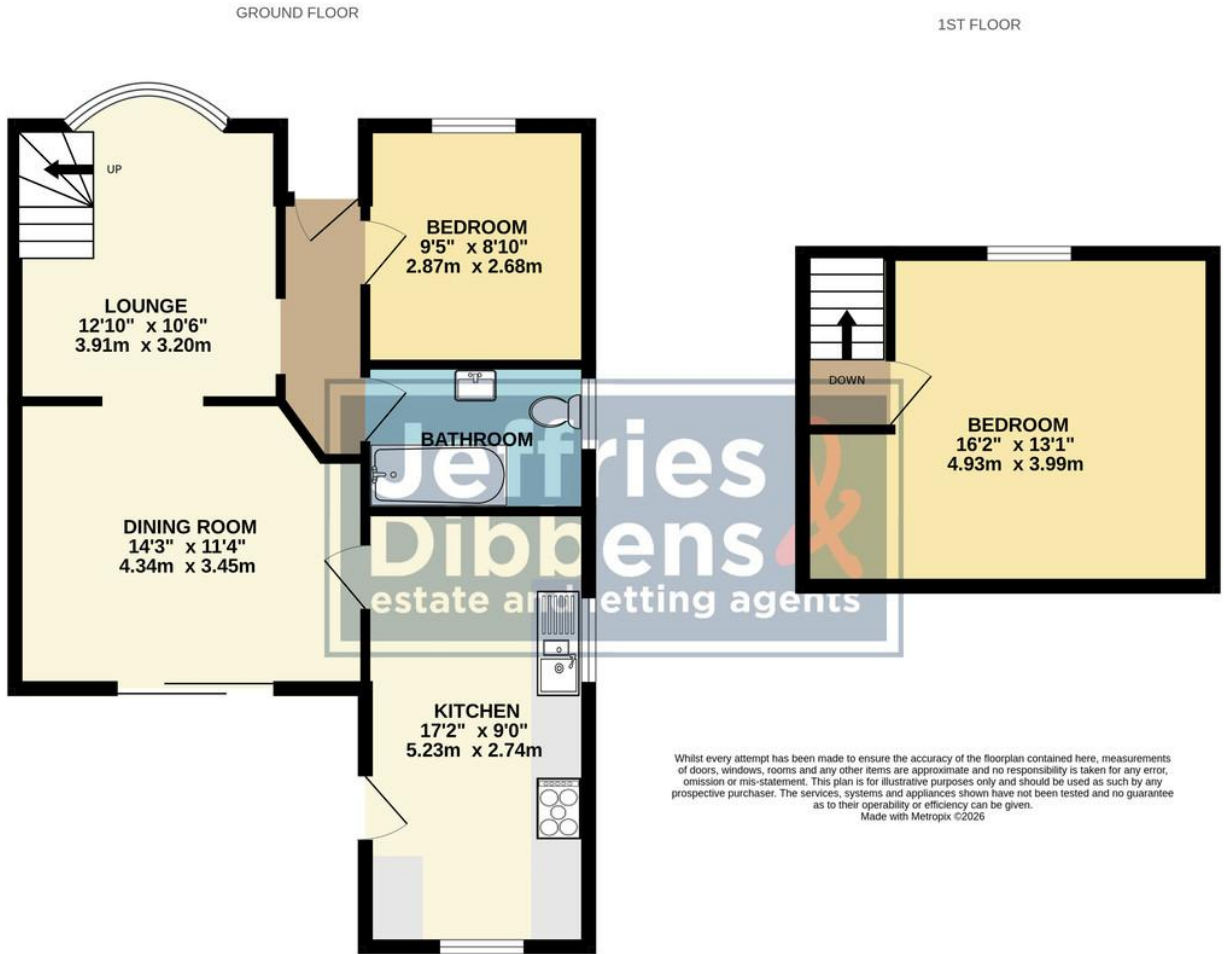
### **REAR GARDEN**

57' 0" x 31' 0" (17.37m x 9.45m)

### **GARAGE**

20' 8" x 8' 3" (6.3m x 2.51m)





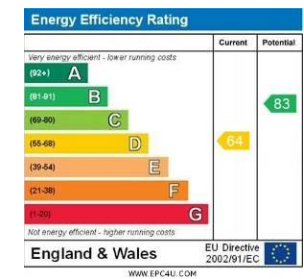
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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