NESBITT & SONS
ESTATE AGENTS

9 Leith Avenue, Portchester, PO16 8HS

Offers in excess of £425,000

** RARELY AVAILABLE CORNER PLOT WITH HUGE POTENTIAL **

Situated in the popular area of Leith Avenue, Portchester, this charming detached bungalow offers a unique opportunity for those seeking a peaceful lifestyle with stunning harbour views. Set on a rarely available corner plot, the property boasts a delightful wraparound garden, perfect for enjoying the outdoors or entertaining guests.

Inside, the bungalow features two spacious reception rooms that provide versatile accommodation, allowing for a variety of living arrangements to suit your needs. The two well-proportioned bedrooms offer a serene retreat, while the Shower room is conveniently located to serve the household. Although the property may require a little modernisation, it presents an excellent canvas for personalisation, enabling you to create your dream home.

Entrance Hallway

Lounge 11'10 x 10'11 (3.61m x 3.33m)

Dining Room/Bedroom Three 13'8 into bay x 10'8 (4.17m into bay x 3.25m)

Bedroom Two 10'9 x 10'3 (3.28m x 3.12m)

Shower Room 7' x 5'10 (2.13m x 1.78m)

Kitchen/Breakfast Room 14'9 x 11'6 (4.50m x 3.51m)

Conservatory 28'0 x 6'11 max (8.53m x 2.11m max)

First Floor Landing

Bedroom One 13'8 x 10'7 (4.17m x 3.23m)

Outside

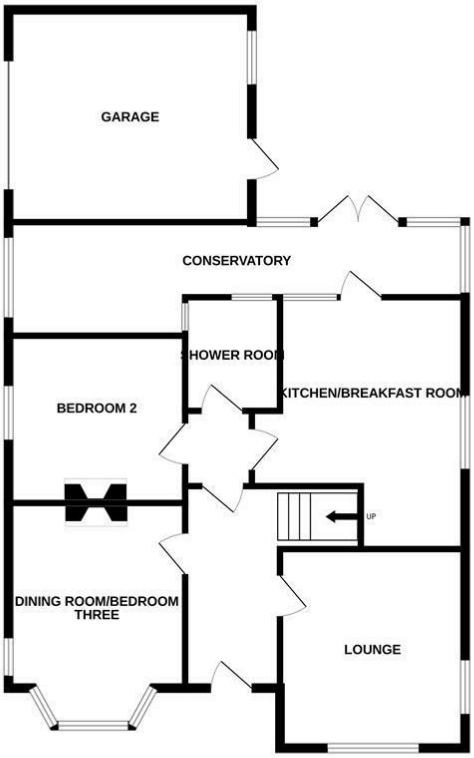
Driveway

Garage 14'11 x 13'0 (4.55m x 3.96m)

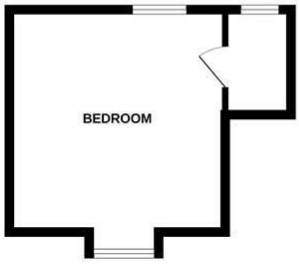
Gardens

Floor Plan

GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



DETACHED BUNGALOW

TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

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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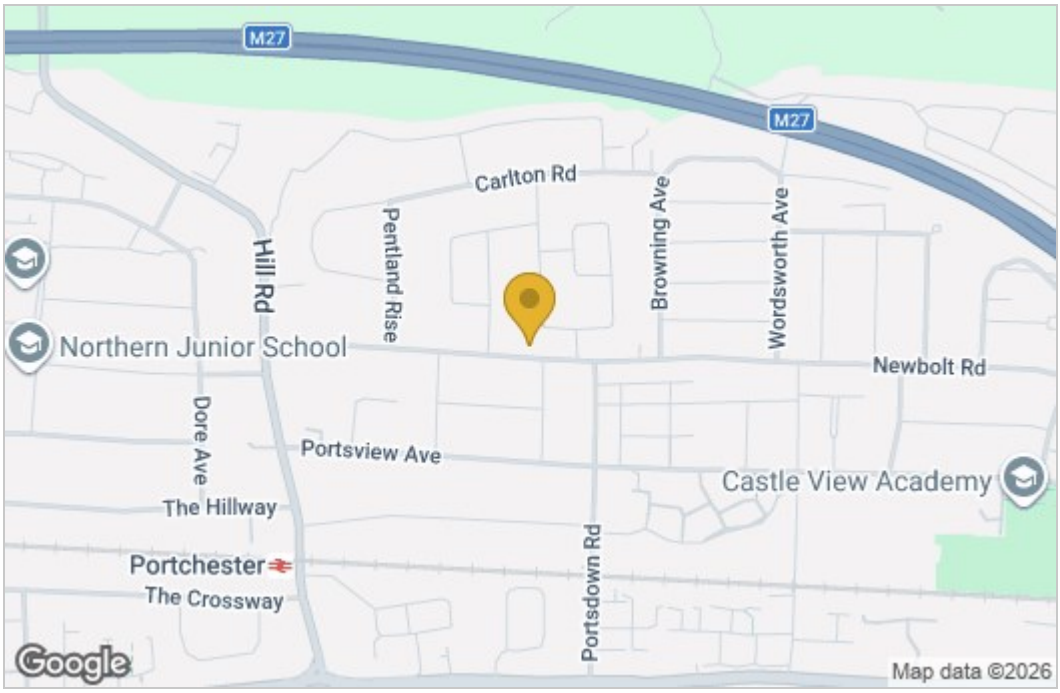
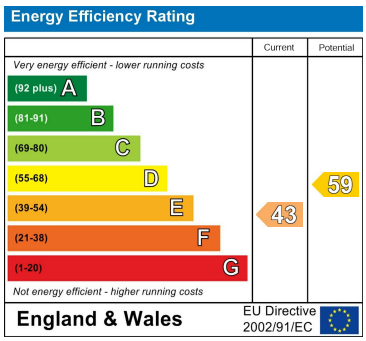
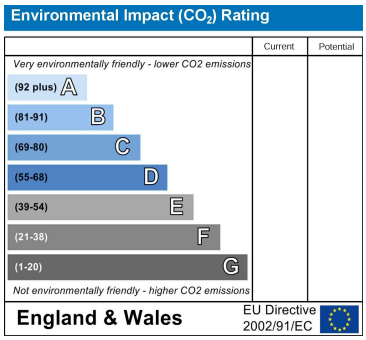
Area Map



Energy Efficiency Graph





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