
Jeffries & Dibbens
estate and letting agents
GUIDE PRICE
£650,000-£675,000
3 Portchester Heights
Portchester, PO16 8JU

Located within the highly sought-after Portchester Heights, this beautifully presented five bedroom detached family home offers stylish and versatile accommodation arranged over three floors. The heart of the home is the stunning open-plan living space, featuring a modern fitted kitchen with a central island, a dining area and bi-fold doors opening onto the landscaped rear garden. Further benefits include a utility room, a boot room and downstairs shower room. The first floor offers a luxurious principal bedroom with dressing room, a wardrobe area and en-suite shower room, two further bedrooms (one currently used as a dressing room) and a contemporary family bathroom. The top floor provides two additional bedrooms with eaves storage and a shower room. Outside, the low-maintenance rear garden enjoys secure side access and a substantial detached gym, along with an integral garage and driveway parking. Contact our Portchester Office today to arrange your viewing of this exceptional home!

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ENTRANCE PORCH 5' 10" x 5' 2" (1.80m x 1.60m)

HALLWAY 12' 2" x 6' 4" (3.71m x 1.94m)

OPEN PLAN KITCHEN/LIVING AREA 31' 4" x 12' 1" (9.56m x 3.69m)

DINING AREA 14' 7" x 12' 4" (4.47m x 3.76m)

UTILITY ROOM 6' 5" x 5' 2" (1.97m x 1.59m)

SHOWER ROOM 5' 2" x 5' 9" (1.59m x 1.76m)

LANDING

BEDROOM ONE 11' 11" x 11' 6" (3.65m x 3.52m)

WARDROBE AREA 4' 1" x 11' 6" (1.25m x 3.52m)

DRESSING ROOM 9' 5" x 10' 7" (2.88m x 3.24m)

ENSUITE 3' 5" x 11' 5" (1.06m x 3.48m)

BEDROOM TWO 12' 0" x 8' 7" (3.68m x 2.62m)

BEDROOM THREE 8' 4" x 10' 1" (2.56m x 3.09m)

SHOWER ROOM 6' 4" x 6' 2" (1.94m x 1.88m)

STAIRS TO 2ND FLOOR

BEDROOM FOUR 8' 3" x 13' 7" (2.52m x 4.15m)

BEDROOM FIVE 25' 5" x 10' 4" (7.77m x 3.16m)

SHOWER ROOM 4' 8" x 5' 10" (1.43m x 1.79m)

REAR GARDEN

GYM 15' 5" x 17' 8" (4.72m x 5.41m)

INTEGRAL GARAGE 10' 1" x 8' 5" (3.09m x 2.57m)

DRIVEWAY



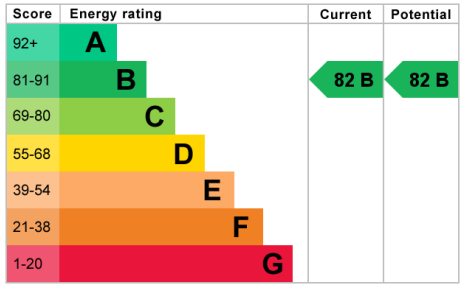
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

Jeffries Dibbens estate and letting agents

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