

£260,000
91 Deerhurst Crescent
Paulsgrove, PO6 4EH

Situated on the popular Deerhurst Crescent, this modernised three bedroom semi-detached family home is now available to the market! The ground floor offers an entrance porch, useful utility room, downstairs bathroom, spacious lounge and a contemporary fitted kitchen/dining room, creating a practical and versatile living space. Upstairs, there are three bedrooms alongside a modern fitted shower room. Externally, the property benefits from a generous rear garden, summer house and convenient side access. With its modernised accommodation and excellent outdoor space, early viewing is highly recommended! Contact our Portchester Office today to arrange your appointment.

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PORCH 3' 7" x 6' 11" (1.11m x 2.13m)

HALL

UTILITY 13' 11" x 4' 10" (4.26m x 1.49m)

BATHROOM 6' 5" x 5' 9" (1.96m x 1.76m)

KITCHEN/DINER 8' 6" x 20' 11" (2.60m x 6.39m)

LOUNGE 12' 0" x 12' 7" (3.68m x 3.86m)

LANDING

BEDROOM ONE 12' 1" x 11' 11" (3.69m x 3.65m)

BEDROOM TWO 8' 6" x 11' 11" (2.60m x 3.65m)

BEDROOM THREE 9' 1" x 8' 6" (2.78(Max.)m x 2.60(Max.)m)

SHOWER ROOM 5' 6" x 8' 5" (1.70m x 2.59m)

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
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	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**
estate and letting agents

OFFICE ADDRESS
78 West Street, Portchester,
Fareham, PO16 9UN

CONTACT
023 9243 5000
portchester@jeffries.co.uk
www.jdea.co.uk