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THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

Offers in Excess of £450,000

Leith Avenue, Portchester, PO16 8HN



- Three/Four Bedrooms
- Entrance Hallway
- Downstairs Cloakroom/WC
- 22' Dual Aspect Lounge/Dining Room
- Kitchen/Breakfast Room
- Ground Floor Study/Bedroom Four
- Modern Shower Room
- Gas Central Heating & Double Glazed Windows
- Established Corner Plot Garden, Garage/workshop And Off Street Parking

Portchester Office
92 West Street Portchester Hampshire PO16 9UQ
Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk
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The Property Ombudsman

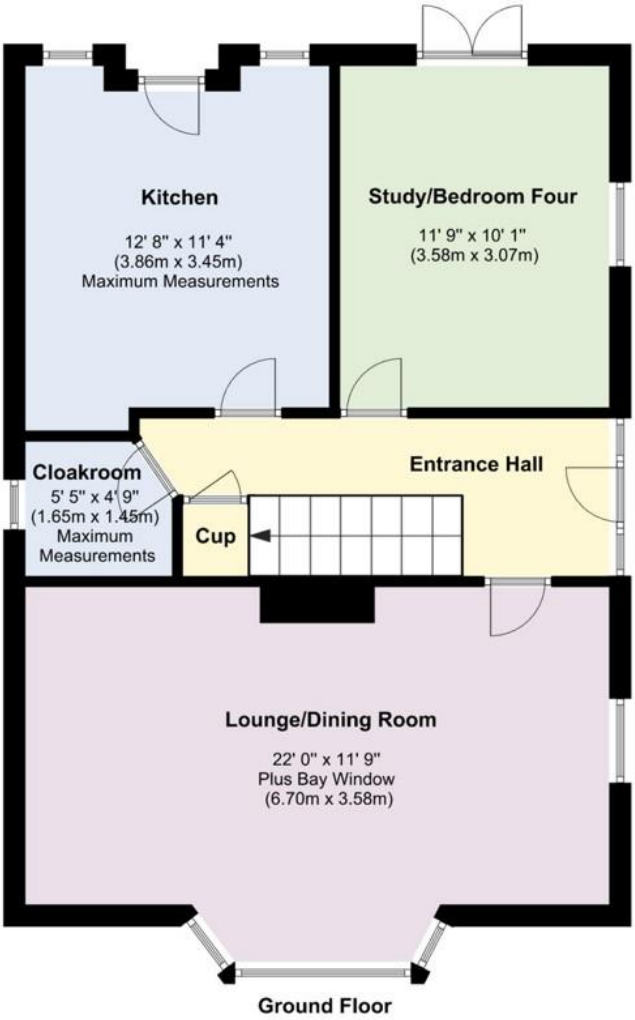
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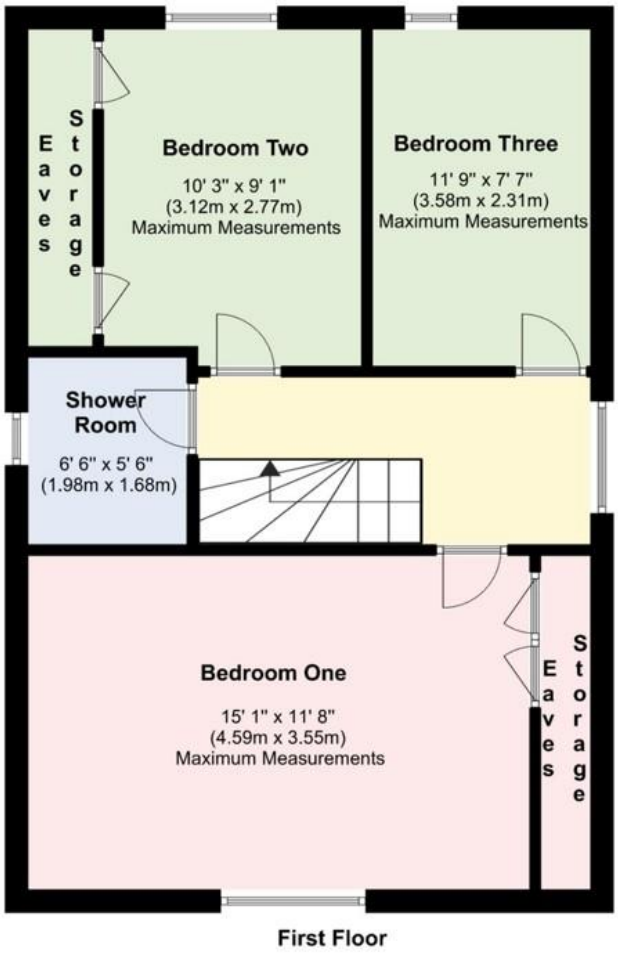
Property Reference: P2970

Council Tax Band: E



Floor Plans (For illustrative purposes and not drawn exactly to scale)





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The Accommodation Comprises:-

Covered entrance with outside light. Part glazed door with matching side panels to:

Entrance Hallway:-

Stairs leading to the first floor, under stairs cupboard housing the meters, radiator, picture rail, flat ceiling. Panelled doors to:



Downstairs Cloakroom/WC:-
5' 5'' x 4' 9'' (1.65m x 1.45m) Maximum Measurements

Opaque UPVC double glazed window to the side elevation, coloured suite comprising close coupled WC, pedestal wash hand basin, part tiled walls, radiator and textured ceiling.

Lounge/Dining Room:-
22' 0'' x 11' 9'' Plus Bay Window (6.70m x 3.58m)

A light and airy dual aspect room with UPVC double glazed windows to the front and side elevations, two radiators, brick display section, TV aerial point, space for a table and chairs, picture rail and textured ceiling.





Kitchen/Breakfast Room:-
12' 8'' x 11' 4'' (3.86m x 3.45m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to the side and rear elevations. The kitchen is fitted with a matching range of base and eye level units, with roll top worksurfaces, single bowl single drainer stainless steel sink unit inset with a mixer tap and part tiled walls, built in oven with gas hob above, wall mounted gas central heating boiler, plumbing for washing machine, recess for fridge/freezer, space for an additional table and chairs if required, radiator, part double glazed door to the garden and textured ceiling.



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Study/Bedroom Four:-
11' 9'' x 10' 1'' (3.58m x 3.07m)

A dual aspect room with UPVC double glazed window to the side elevation and further double glazed doors to the rear elevation overlooking and accessing the garden, radiator, picture rail and flat ceiling.



First Floor Landing:-

UPVC double glazed window to the side elevation with storage below, radiator, picture rail and flat ceiling. Panelled doors to:



Bedroom One:-
15' 1'' x 11' 8'' (4.59m x 3.55m) Maximum Measurements

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour, radiator, built in eaves storage and flat/curved ceiling.





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Bedroom Two:-
10' 3'' x 9' 1'' (3.12m x 2.77m) Maximum Measurements

UPVC double glazed window to the rear elevation, radiator, built in eaves storage with central dresser and flat/sloping ceiling with access to the loft.





Bedroom Three:-
11' 9'' x 7' 7'' (3.58m x 2.31m) Maximum Measurements

UPVC double glazed window to the rear elevation, radiator, fitted draw section and flat/sloping ceiling.



Shower Room:-
6' 6'' x 5' 6'' (1.98m x 1.68m)

Opaque UPVC double glazed window to the side elevation. Modern white suite comprising double shower cubicle with rainwater and hand held showers, pedestal wash hand basin with mixer tap, close coupled WC, water proof panelling to the walls, chrome heated towel rail, built in storage, flat/curved ceiling with spot lights inset.



Outside:-

The property benefits from a generous enclosed corner plot garden which is mainly laid to lawn with selection of established mature trees and shrubs, water tap.



Rear Garden:-

There is also off street parking to the rear accessed via Montrose Avenue and a detached garage/workshop with up and over door. Side courtesy door to the garden.

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