



£575,000
11 Tor Close
Down End, PO16 8RX

Offered with no forward chain, this detached four bedroom family home in the highly desirable Tor Close, Down End is now available to the market! The downstairs comprises a spacious lounge, a separate dining room, a fitted kitchen, a WC, and an integral double garage. Upstairs boasts four double bedrooms, including an en-suite to the main bedroom, along with a family bathroom. Externally, the property benefits from a well-kept west facing rear garden, side access, and driveway parking to the front. We strongly recommend all those who are interested to contact our Fareham office now to arrange your viewing!

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ENTRANCE HALL

LOUNGE 22' 10" x 11' 11" (6.97m x 3.64m)

DINING ROOM 10' 2" x 11' 9" (3.10m x 3.59m)

KITCHEN 12' 4" x 10' 2" (3.76m x 3.10m)

INTEGRAL DOUBLE GARAGE 16' 9" x 15' 6" (5.11m x 4.74m)

WC 2' 11" x 5' 0" (0.89m x 1.53m)

LANDING

BEDROOM ONE 10' 4" x 12' 5" (3.15m x 3.80m)

ENSUITE 6' 10" x 5' 9" (2.09m x 1.76m)

BEDROOM TWO 12' 3" x 15' 4" (3.74m x 4.69m)

BEDROOM THREE 10' 0" x 12' 0" (3.07m x 3.68m)

BEDROOM FOUR 10' 3" x 12' 1" (3.13m x 3.70m)

BATHROOM 6' 10" x 5' 8" (2.09m x 1.73m)

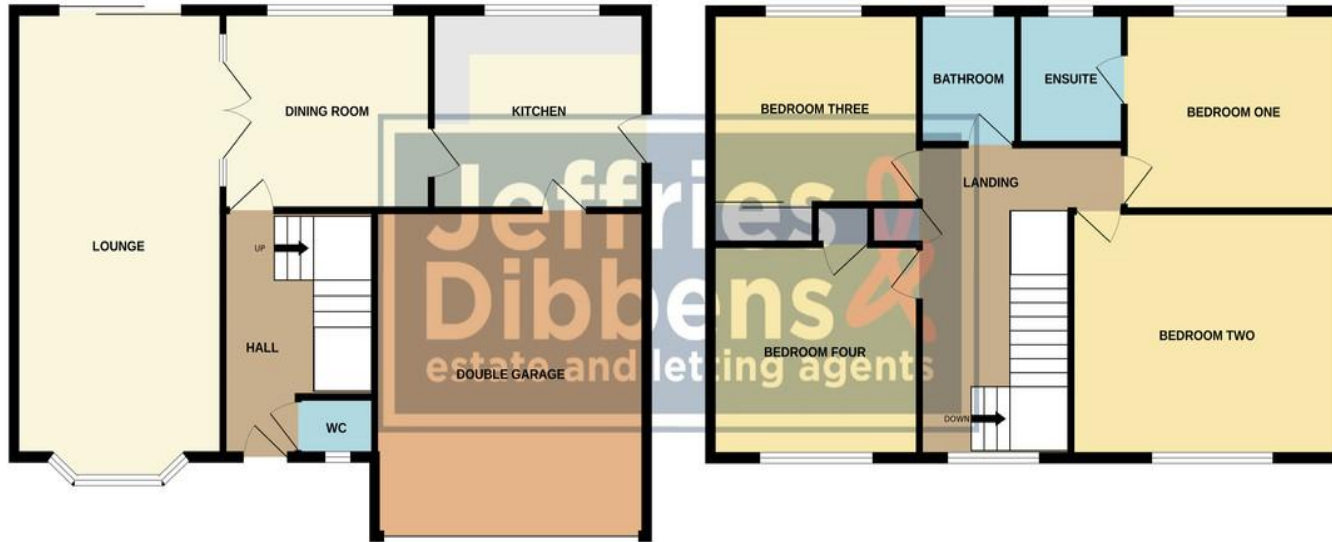
GARDEN

DRIVEWAY



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
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	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.

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