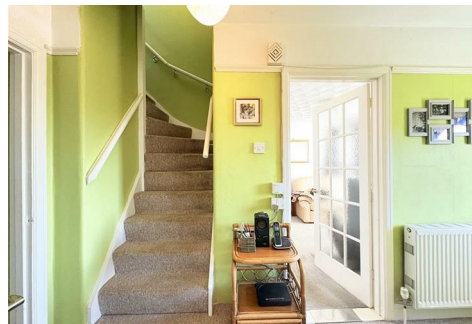




NESBITT & SONS
ESTATE AGENTS



9 Leith Avenue, Portchester, PO16 8HS
Guide price £425,000

** Guide Price £425,000 to £450,000 **

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



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



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



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



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



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



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



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)

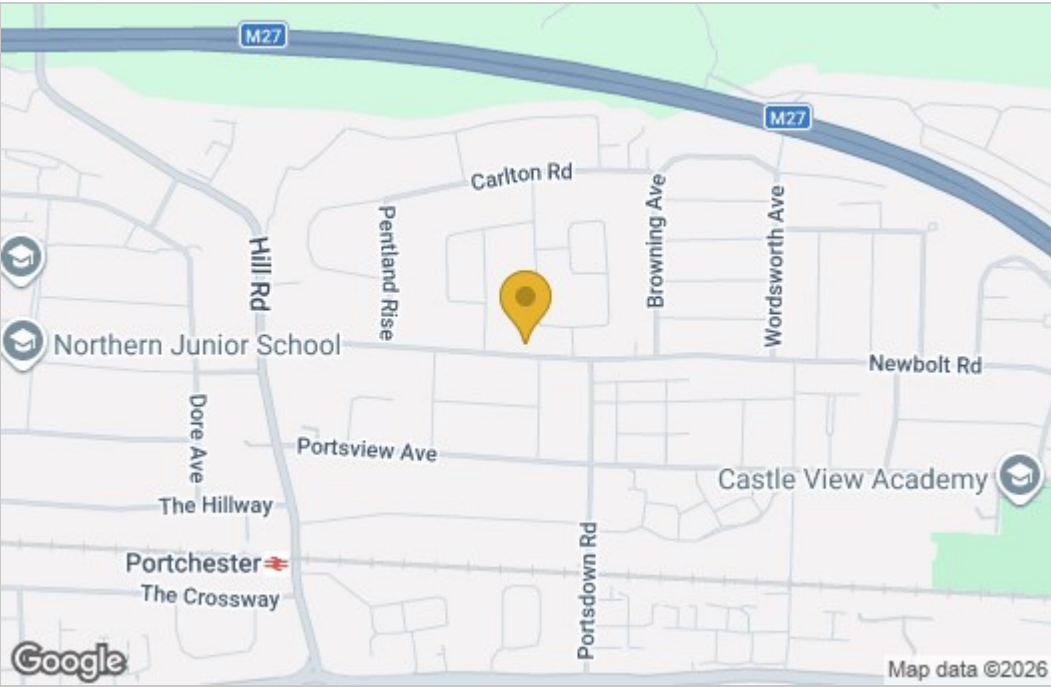


Gardens

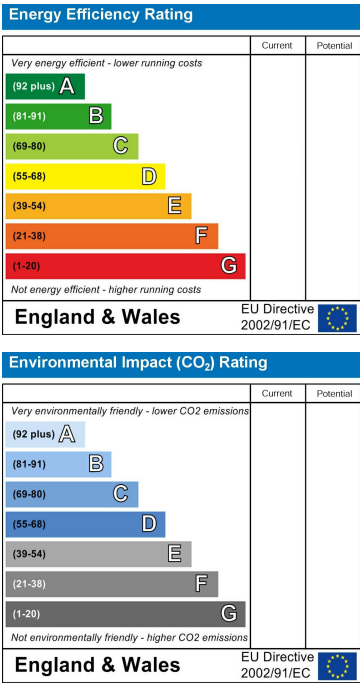


Floor Plan

Area Map



Energy Efficiency Graph



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