



**NESBITT & SONS**  
ESTATE AGENTS



**44 Windmill Grove, Fareham, PO16 9HU**  
**£365,000**

Situated in the highly sought-after location of Windmill Grove, Portchester, this charming extended mid-terrace family home offers a delightful blend of modern living and comfort. With four well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The house features two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The heart of the home is undoubtedly the modern kitchen diner, which seamlessly opens into a spacious family room. This area is bathed in natural light, thanks to the skylight windows and double doors that lead out to a private garden, creating an ideal setting for both family gatherings and quiet evenings at home.

In addition to its appealing interior, the property boasts parking for two vehicles, a valuable asset in this desirable area. The location is particularly attractive, being close to the shoreline, allowing for leisurely walks and outdoor activities by the water.

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community. With its modern amenities and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

Entrance Hallway

Downstairs WC

Living Room 12'11 x 12'0 (3.94m x 3.66m)



Bathroom 6'4 x 5'5 (1.93m x 1.65m)



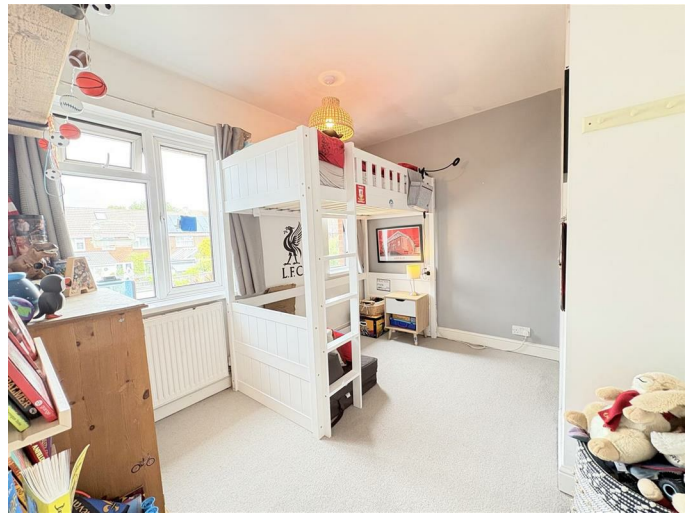
Bedroom One 12'3 x 10'2 (3.73m x 3.10m)

Bedroom Two 10'5 x 8'8 (3.18m x 2.64m)

Kitchen/Diner 22'9 x 8'6 (6.93m x 2.59m)



Family Room 15'4 x 9'4 (4.67m x 2.84m)



Landing

Bedroom Three 9'7 x 8'11 (2.92m x 2.72m)



Bedroom Four 13'3 x 5'11 (4.04m x 1.80m)



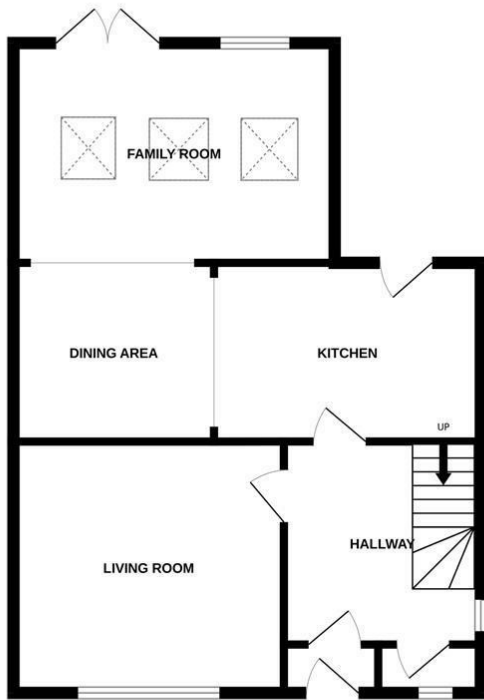
Outside

Driveway

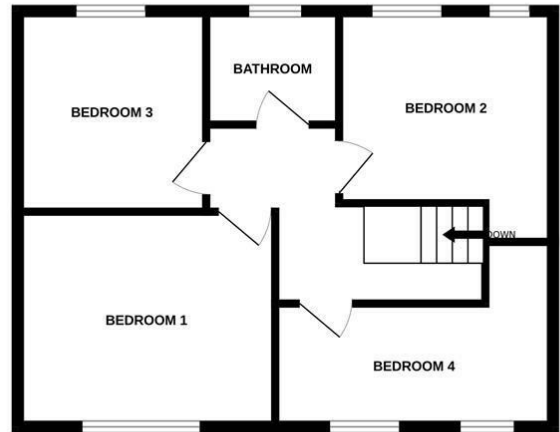
Garden

# Floor Plan

**GROUND FLOOR**  
619 sq.ft. (57.5 sq.m.) approx.



**1ST FLOOR**  
507 sq.ft. (47.1 sq.m.) approx.



**4 BEDROOM MID TERRACE**

**TOTAL FLOOR AREA: 1126 sq.ft. (104.6 sq.m.) approx.**

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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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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