

## £345,000

Southwick Avenue, Portchester, PO16 8JE



- Three Bedrooms
- Entrance Hallway
- 21' x 18' L-Shaped Lounge/Dining Room
- Kitchen
- Ground Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking & Garage/Workshop
- Established West Facing Rear Garden
- NO CHAIN AHEAD

### Portchester Office

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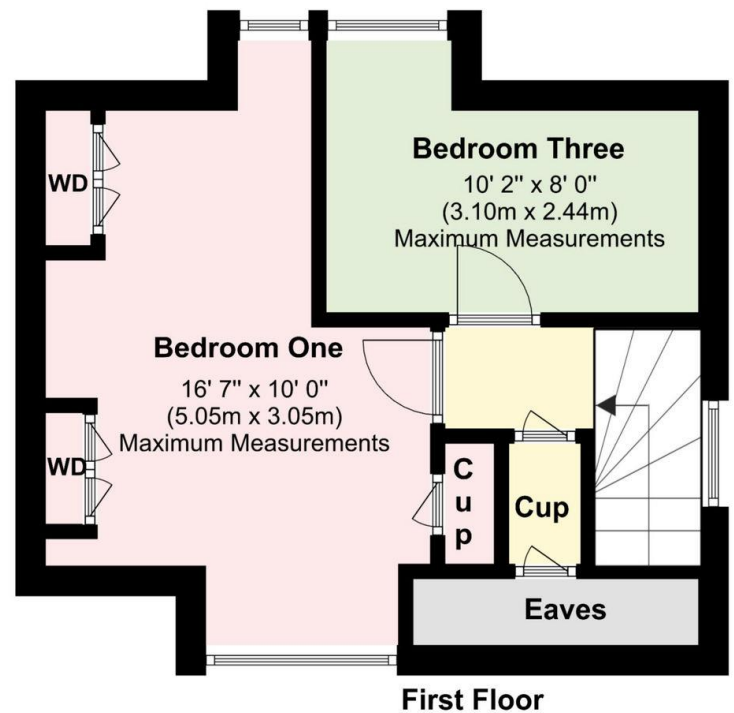
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2919

Council Tax Band: D

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



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## The Accommodation Comprises:-

Double opening wooden doors leading to the entrance porch with further glazed internal door to:

## Entrance Hall:-

Return staircase leading to the first floor, radiator, flat ceiling. Glazed doors to:

## Lounge/Dining Room:-

21' 3" x 18' 5" (6.47m x 5.61m) Maximum Measurements

UPVC double glazed window and sliding patio door overlooking and accessing the West facing rear garden, feature fireplace with gas fire inset, three radiators, TV aerial point, space for a table and chairs if required, textured ceiling, further glazed door to the garden. Brick archway to:



## Kitchen:-

10' 6" Plus Recess x 8' 3" (3.20m x 2.51m)

Opaque UPVC double glazed windows to the side elevation, the kitchen is fitted with a range of base and eye level storage units with roll top work surfaces, one and a half bowl single drainer sink unit inset with a mixer tap and part of walls, built-in oven and grill, electric hob with extractor above, space and plumbing for washing machine and slim line dishwasher, recess for fridge/freezer, replacement wall mounted gas central heating boiler and radiator.



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**Bedroom Two:-**  
12' 4" Into Bay x 10' 3" (3.76m x 3.12m) Maximum Measurements

Double glazed half bay window to the front elevation, radiator and textured ceiling



**Bathroom:-**  
7' 2" x 5' 4" (2.18m x 1.62m) Maximum Measurements

Opaque UPVC double glazed window to the front elevation, white suite comprising panelled bath with Triton electric shower and screen, close coupled WC, circular wash hand basin with mixer tap and vanity storage below, part tiled walls, radiator and flat ceiling with spotlights inset.



**First Floor Landing:-**

UPVC double glazed window to the side elevation, built in storage cupboard, flat/sloping ceiling with access to the remainder of the loft and doors to:

**Bedroom One:-**  
16' 7" x 10' 0" (5.05m x 3.05m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to the front and rear elevations, radiator, built in wardrobes and storage cupboard, wood effect laminate flooring and flat/sloping ceiling.



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### Bedroom Three:-

10' 2" x 8' 0" (3.10m x 2.44m) Maximum Measurements

UPVC double glazed window to the rear elevation radiator and flat/sloping ceiling.



### Rear Garden:-

To the rear of the property there is an established enclosed west facing garden with a patio area for entertaining purposes, the remainder mainly laid to lawn with a selection of trees and shrubs.



### Outside:-

The front garden is laid to lawn with mature shrubs and bushes, there is off street parking and side access leading to the garage/workshop with up and over door. Side courtesy door to the garden.



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