



£425,000
56 Westlands Grove
Portchester, PO16 9AE

A well-presented detached chalet bungalow situated on a generous corner plot in the sought after area of Portchester. This spacious home has been extended and still offers excellent potential for further development, subject to the usual consents. The accommodation comprises a porch, a lounge, modern kitchen/breakfast room and a spacious conservatory overlooking the garden. There are three double bedrooms, two bathrooms and an additional WC, providing flexible living for families or downsizers alike. Externally, the property benefits from off-road parking for multiple vehicles, a garage and a large south facing garden, making it an ideal long-term home with scope to add further value. Contact our Portchester branch today to arrange a viewing!

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HALLWAY

KITCHEN/BREAKFAST ROOM 10' 05" x 20' 06" (3.18m x 6.25m)

BEDROOM THREE 11' 11" x 10' 06" (3.63m x 3.2m)

ENSUITE 7' 04" x 7' 04" (2.24m x 2.24m)

WC 5' 00" x 2' 02" (1.52m x 0.66m)

LOUNGE 14' 02" x 13' 05" (4.32m x 4.09m)

LANDING

BEDROOM ONE 15' 03" x 10' 05" (4.65m x 3.18m)

BEDROOM TWO 11' 10" x 12' 04" (3.61m x 3.76m)

BATHROOM 5' 04" x 9' 09" (1.63m x 2.97m)

CONSERVATORY 12' 05" x 12' 02" (3.78m x 3.71m)

GARDEN

GARAGE



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 D

VIEWINGS
By prior appointment only

EPC to Follow.

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.

**Jeffries
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