

£425,000
33 The Keep
Portchester, PO16 9PN

Situated in the highly sought after location of The Keep, close to Portchester's main High Street, local schools and a range of amenities, this deceptively spacious four-bedroom semi-detached house offers generous and versatile accommodation throughout. The ground floor features a separate lounge, dining room, modern fitted kitchen and convenient downstairs WC. Upstairs are four good-sized bedrooms, with the master bedroom accessed via another bedroom, along with a four-piece bathroom suite. Externally, the property benefits from a low-maintenance garden, integral garage and driveway parking for two vehicles. With its convenient location and spacious accommodation, this fantastic family home is not to be missed. Please contact our Portchester office today to arrange your viewing.

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2 





PORCH 5' 4" x 2' 10" (1.65m x 0.88m)

WC 5' 4" x 2' 10" (1.65m x 0.88m)

HALL

DINING ROOM 7' 10" x 12' 5" (2.41m x 3.80m)

KITCHEN 10' 3" x 11' 10" (3.13m x 3.63m)

LOUNGE 13' 7" x 11' 10" (4.15m x 3.63m)

SUN ROOM 5' 10" x 10' 11" (1.78m x 3.35m)

INTEGRAL GARAGE 14' 3" x 10' 11" (4.35m x 3.35m)

LANDING

BEDROOM ONE 13' 8" x 11' 10" (4.19m x 3.62m)

BEDROOM TWO 9' 10" x 11' 5" (3.01m x 3.49m)

BEDROOM THREE 10' 2" x 11' 10" (3.11m x 3.62m)

BEDROOM FOUR 8' 0" x 8' 11" (2.45m x 2.72m)

BATHROOM 8' 5" x 10' 10" (2.58m x 3.31m)

GARDEN

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 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.

**Jeffries
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