



£410,000
35 Foxbury Grove
Portchester, PO16 9JQ

Situated close to Portchester's popular foreshore, we are delighted to present to the market this spacious and well-presented four-bedroom family home. The accommodation comprises an entrance hall, a generous lounge/diner ideal, a fitted kitchen with breakfast bar, a convenient cloakroom, and internal access to the garage. Upstairs, the property offers four well-proportioned bedrooms, complemented by a family bathroom and a modern fitted shower room. Externally, the home benefits from a large west-facing rear garden, perfect for enjoying afternoon and evening sun, along with secure side access, a greenhouse, and a useful storage shed. Early viewing is highly recommended. Please contact our Portchester office to arrange an appointment!

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PORCH

ENTRANCE HALL

LOUNGE 13' 1" x 13' 11" (3.99m x 4.24m)

DINING ROOM 9' 4" x 10' 11" (2.84m x 3.33m)

KITCHEN 9' 4" x 19' 11" (2.84m x 6.07m)

WC

GARAGE 16' x 8' (4.88m x 2.44m)

LANDING

BEDROOM ONE 9' 5" x 13' 0" (2.87m x 3.96m)

BEDROOM TWO 11' 2" x 10' 10" (3.4m x 3.3m)

BEDROOM THREE 14' 118" x 8' 3" (7.26m x 2.51m)

BEDROOM FOUR 7' 4" x 11' 0" (2.24m x 3.35m)

BATHROOM 6' 6" x 8' 2" (1.98m x 2.49m)

SHOWER ROOM 9' 5" x 9' 0" (2.87m x 2.74m)

REAR GARDEN

DRIVEWAY



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 B

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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