

## £575,000

### PORTCHESTER HEIGHTS, PORTCHESTER, PO16 8JU



- Five Bedrooms
- Entrance Hall & Downstairs Cloakroom
- Lounge & Separate Dining Room
- Fitted Kitchen/Breakfast Room
- Conservatory
- First Floor Study/Office
- En-Suite Shower Room
- Family Bathroom
- Gas Central Heating & Double Glazed Windows
- Off Street Parking
- Integral Garage/Workshop
- Enclosed Low Maintenance Garden

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

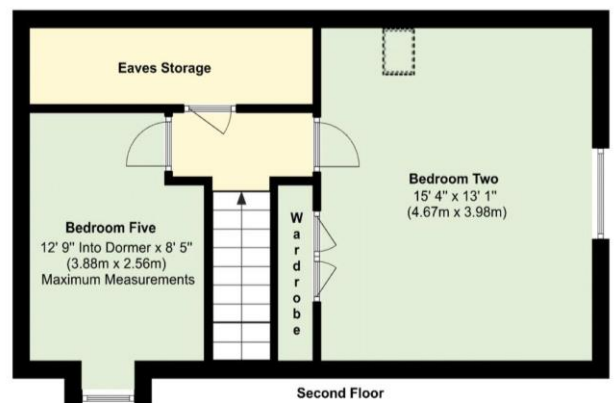
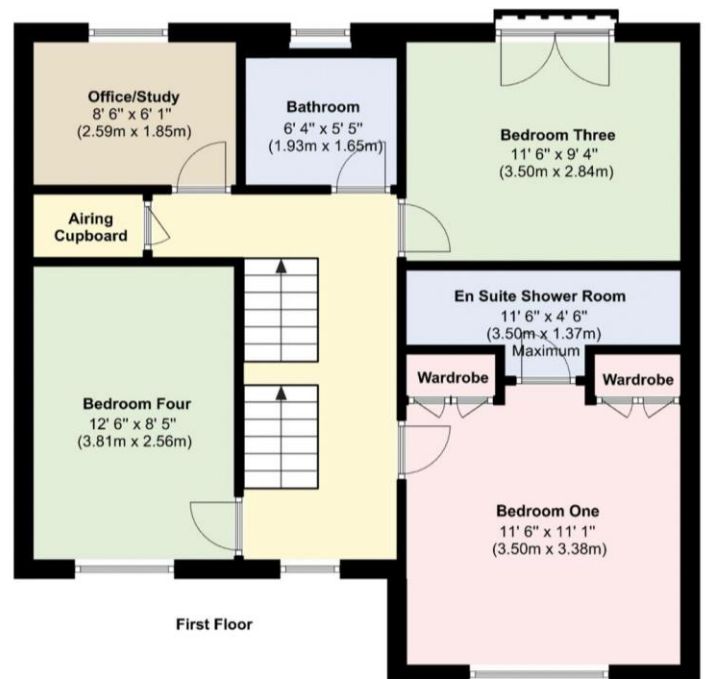
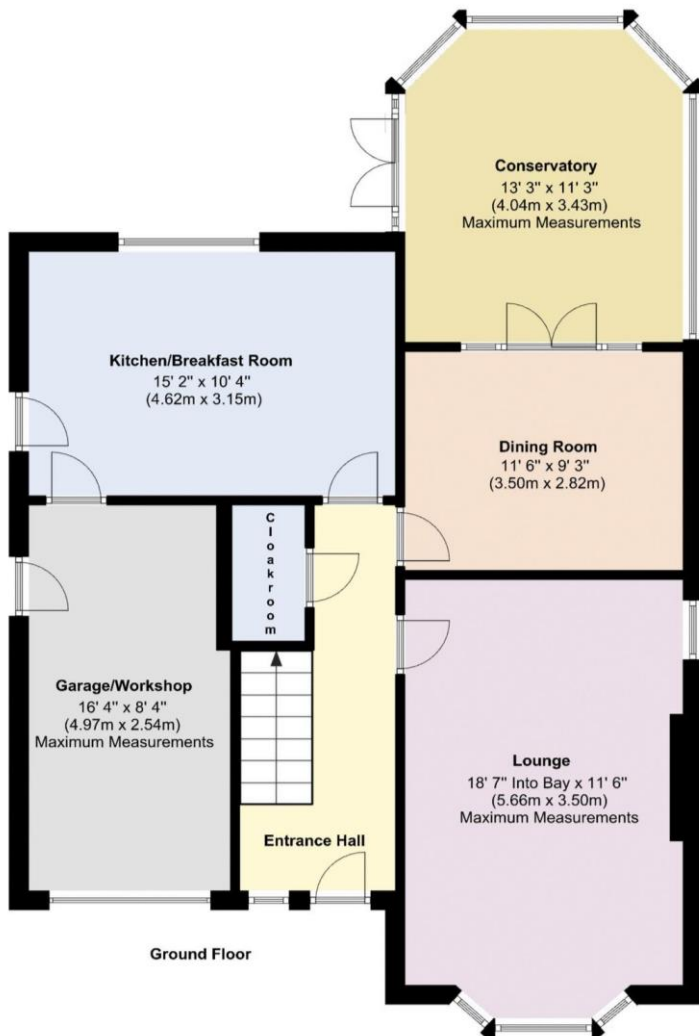
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Property Reference: P2853

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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## The Accommodation Comprises:-

Covered entrance with outside light and part double glazed composite front door with double glazed window to side into:

## Entrance Hall:-

Stairs to first floor, radiator and coving to flat ceiling. Door to:

## Downstairs Cloakroom-

5' 9" x 3' 0" (1.75m x 0.91m)

Suite comprising: close coupled W.C, pedestal wash hand basin, flat and sloping ceiling, part tiled walls, radiator and extractor fan.

## Lounge:-

18' 7" Into Bay x 11' 6" (5.66m x 3.50m) Maximum Measurements

Dual aspect room with UPVC double glazed bay window to front elevation and further UPVC double glazed window to side elevation, two radiators, TV aerial point, feature fireplace and coving to flat ceiling with two ceiling roses.



## Kitchen/Breakfast Room:-

15' 2" x 10' 4" (4.62m x 3.15m)

UPVC double glazed window to rear elevation overlooking the garden, fitted range of matching base and eye level storage units with underlighting to wall units, roll top worksurfaces, one and half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, hob with concealed extractor, space and plumbing for washing machine and dishwasher, integrated fridge/freezer, space for table and chairs, radiator, internal door to garage/workshop, flat ceiling with spotlighting inset and part double glazed door leading to garden.



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**Dining Room:-**  
11' 6" x 9' 3" (3.50m x 2.82m)

Wood effect laminate flooring, space for table and chairs, radiator and coving to flat ceiling with central ceiling rose. UPVC double glazed doors with matching side panels into:



**Conservatory:-**  
13' 3" x 11' 3" (4.04m x 3.43m) Maximum Measurements

UPVC double glazed French doors and windows overlooking and accessing the rear garden, wood effect laminate flooring and power connected.



**First Floor Landing:-**

UPVC double glazed window to front elevation, radiator, continuation of stairs to second floor, walk-in airing cupboard and coving to flat ceiling. Doors to:

**Bedroom One:-**  
11' 6" x 11' 1" (3.50m x 3.38m)

UPVC double glazed window to front elevation, radiator, built-in wardrobes and coving to flat ceiling. Door to:



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### Bedroom Four:-

12' 6" x 8' 5" (3.81m x 2.56m)

UPVC double glazed window to front elevation, radiator and coving to flat ceiling.



### En Suite Shower Room-

11' 6" x 4' 6" (3.50m x 1.37m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, suite comprising: shower cubicle with Mira electric shower, pedestal wash hand basin, close coupled W.C, part tiled walls, radiator, shaver socket, tiled flooring and flat ceiling with spotlighting inset.



### Office/Study:-

8' 6" x 6' 1" (2.59m x 1.85m)

UPVC double glazed window rear elevation overlooking the garden, radiator and coving to flat ceiling.

### Bathroom:-

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

Opaque UPVC double glazed window rear elevation, suite comprising: panelled bath with mixer tap and handheld shower attachment, further Aqualisa shower unit over, folding shower screen, pedestal wash hand basin, close coupled W.C, tiled walls, chrome heated towel rail, tiled flooring, extractor and flat ceiling with spotlighting inset.

### Bedroom Three:-

11' 6" x 9' 4" (3.50m x 2.84m)

UPVC double glazed French doors with Juliet balcony to rear elevation overlooking the garden, radiator and coving to flat ceiling.



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## Second Floor Landing:-

Flat and sloping ceiling with spotlighting inset and access to built-in eaves storage. Doors to:

## Bedroom Two:-

15' 4" x 13' 1" (4.67m x 3.98m)

Dual aspect room with UPVC double glazed window to side elevation with views towards Portsmouth Harbour and further double glazed Velux window to rear elevation, flat and sloping ceilings with spotlighting inset, radiator, and built-in wardrobe.



## Bedroom Five:-

12' 9" Into Dormer x 8' 5" (3.88m x 2.56m) Maximum Measurements

UPVC double glazed dormer window to front elevation, radiator and flat and sloping ceiling.

## Outside:-

Block paved off street parking to the front and shingle area to side with shrubs inset. Driveway leads to:



## Garage/Workshop:-

16' 4" x 8' 4" (4.97m x 2.54m) Maximum Measurements

Roller door, power and light connected, internal door to kitchen/breakfast room and part double glazed side courtesy door.

## Rear Garden:-

Enclosed, low maintenance, two patios for entertaining, raised shrub borders, slate chipped areas, water tap and wooden gate.

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