

£300,000
43 Farmlea Road
Watersedge Park, PO6 4SQ

Situated on the popular Farmlea Road and conveniently located close to Port Solent, local transport links and Portchester High Street, this three bedroom mid-terraced family home is now available to the market! The ground floor presents a spacious lounge, a dining area, a fitted kitchen, and a bright sun room with French doors opening onto the rear garden. Upstairs comprises three bedrooms and a family bathroom. Externally, the property benefits from a south facing staggered rear garden with views towards Portchester shoreline, and potential to create off road parking next to the garage. We strongly urge all those who are interested to contact our Portchester office today to arrange your viewing!

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ENTRANCE HALL 3' 4" x 4' 9" (1.04m x 1.47m)

LOUNGE 14' 7" x 12' 11" (4.46m x 3.96m)

DINING AREA 9' 3" x 7' 9" (2.84m x 2.37m)

KITCHEN 9' 4" x 8' 1" (2.85m x 2.47m)

SUN ROOM 6' 9" x 13' 4" (2.08m x 4.08m)

LANDING

BEDROOM ONE 14' 11" x 8' 9" (4.57m x 2.69m)

BEDROOM TWO 9' 3" x 8' 9" (2.82m x 2.69m)

BEDROOM THREE 9' 8" x 7' 0" (2.95m x 2.15m)

BATHROOM 6' 2" x 7' 0" (1.89m x 2.14m)

GARDEN

GARAGE



GROUND FLOOR

1ST FLOOR

GARAGE



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
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	87 B	
69-80	C		
55-68	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.

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