



NESBITT & SONS
ESTATE AGENTS



9 Leith Avenue, Portchester, PO16 8HS
Guide price £425,000

** Guide Price £425,000 to £450,000 **

Situated in the popular area of Leith Avenue, Portchester, this charming detached bungalow offers a unique opportunity for those seeking a peaceful lifestyle with stunning harbour views. Set on a rarely available corner plot, the property boasts a delightful wraparound garden, perfect for enjoying the outdoors or entertaining guests.

Inside, the bungalow features two spacious reception rooms that provide versatile accommodation, allowing for a variety of living arrangements to suit your needs. The two well-proportioned bedrooms offer a serene retreat, while the Shower room is conveniently located to serve the household. Although the property may require a little modernisation, it presents an excellent canvas for personalisation, enabling you to create your dream home.

Entrance Hallway



Shower Room 7' x 5'10 (2.13m x 1.78m)



Lounge 11'10 x 10'11 (3.61m x 3.33m)



Kitchen/Breakfast Room 14'9 x 11'6 (4.50m x 3.51m)



Dining Room/Bedroom Three 13'8 into bay x 10'8 (4.17m into bay x 3.25m)



Conservatory 28'0 x 6'11 max (8.53m x 2.11m max)



Bedroom Two 10'9 x 10'3 (3.28m x 3.12m)



First Floor Landing

Bedroom One 13'8 x 10'7 (4.17m x 3.23m)



Outside

Driveway

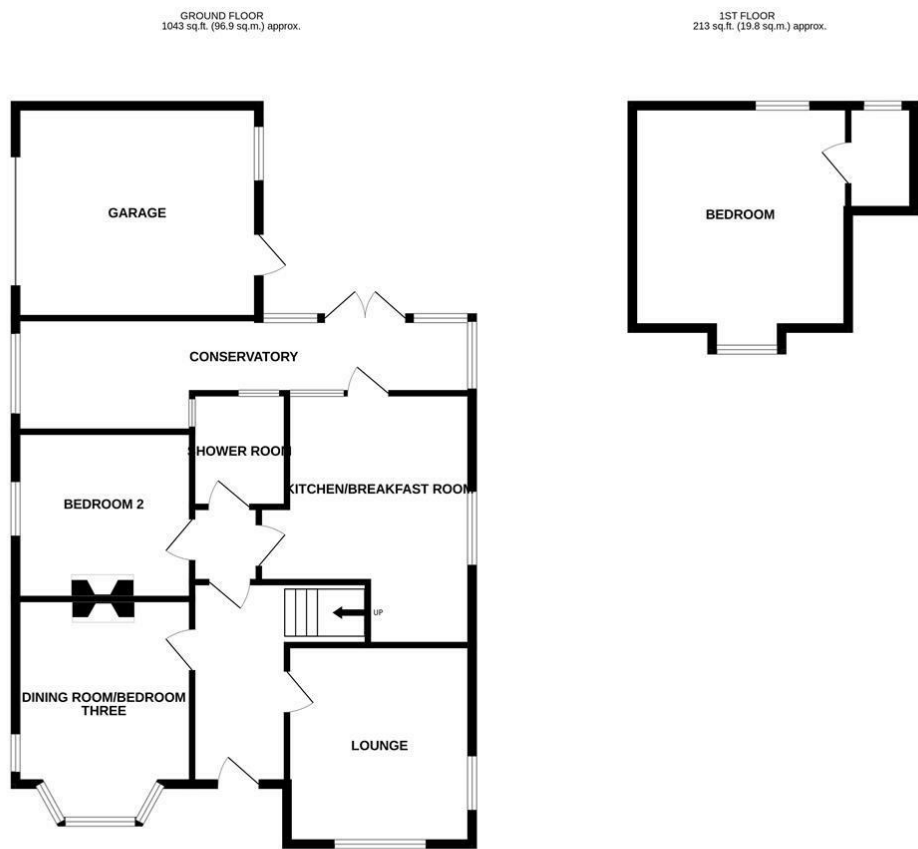
Garage 14'11 x 13'0 (4.55m x 3.96m)



Gardens

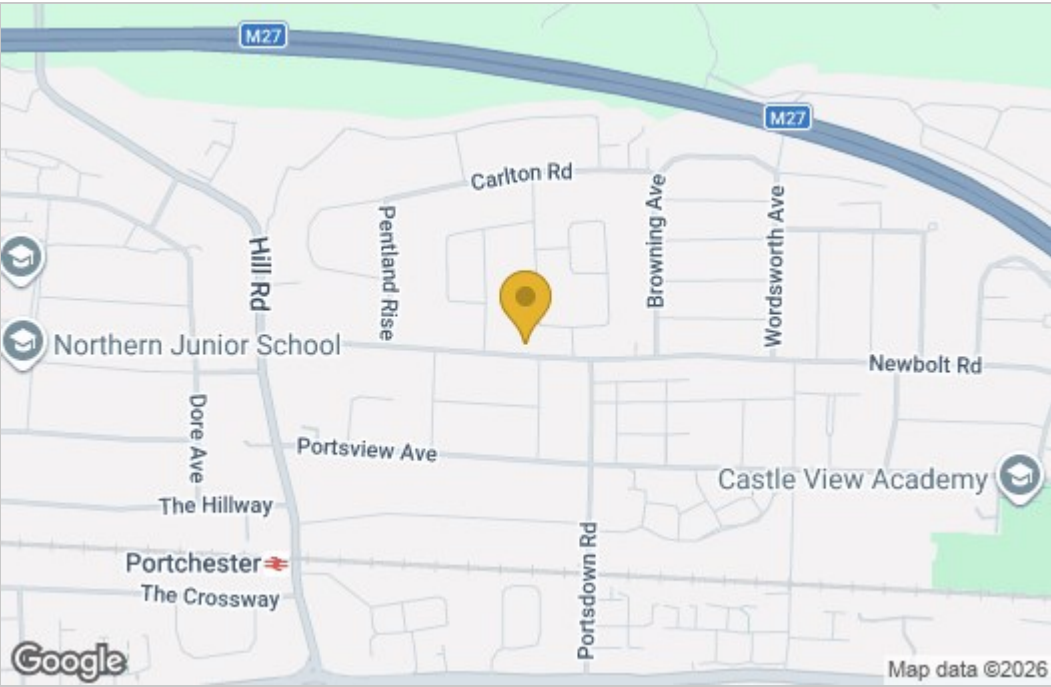


Floor Plan

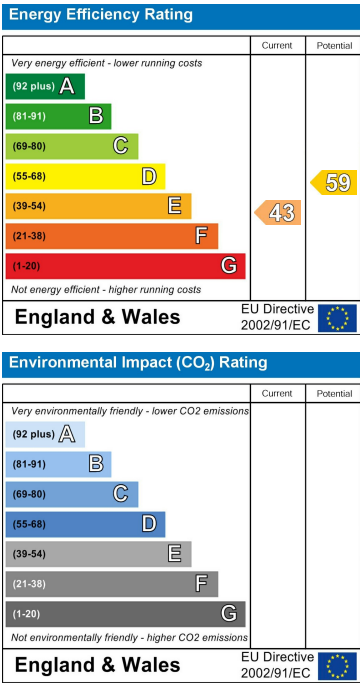


DETACHED BUNGALOW
TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Area Map



Energy Efficiency Graph



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