

£495,000
19 Wicor Mill Lane
Portchester, PO16 9EE

Extended and beautifully modernised throughout, this exceptional four-bedroom chalet bungalow offers stylish and versatile living that is sure to impress. Finished to an impeccable standard, the accommodation centres around a stunning open-plan kitchen, dining and living space, complemented by a separate utility/laundry room. The ground floor also benefits from two well-proportioned bedrooms and a contemporary shower room, while upstairs offers two generous double bedrooms and a beautifully appointed family bathroom. Outside, the west-facing rear garden has been recently landscaped to feature a newly laid patio, low maintenance artificial lawn and an impressive summer house with power and lighting. Further benefits include double glazing, gas central heating and air conditioning to the downstairs hall. To the front, ample off-road driveway parking completes this fantastic home. Early viewing is highly recommended, so please contact our Portchester office today to arrange your viewing!

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HALLWAY

BEDROOM ONE 14' 1" into bay x 10' 10" (4.30m x 3.32m)

BEDROOM TWO 9' 11" x 7' 10" (3.04m x 2.41m)

LIVING AREA 11' 4" x 13' 8" (3.46m x 4.18m)

KITCHEN/DINER 17' 10" x 21' 9" (5.45m x 6.64m)

SHOWER ROOM 6' 9" x 7' 10" (2.08m x 2.39m)

UTILITY ROOM 17' 3" x 8' 4" (5.26m x 2.55m)

LAUNDRY 4' 3" x 4' 9" (1.30m x 1.47m)

LANDING

BEDROOM THREE 18' 5" x 10' 0" (5.62m x 3.06m)

BEDROOM FOUR 10' 0" x 8' 6" (3.07m x 2.60m)

BATHROOM 6' 9" x 10' 7" (2.06m x 3.23m)

REAR GARDEN

SUMMER HOUSE/GAMES ROOM 12' 4" x 18' 4" (3.78m x 5.61m)

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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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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