

£369,995
11 Central Road
Portchester, PO16 9AJ

Beautifully presented throughout, this three-bedroom mid-terrace home is situated in one of Portchester's most sought-after locations and offers spacious, modern accommodation ideal for families. The ground floor comprises a bright bay-fronted lounge, separate dining room with doors opening onto the rear garden, a contemporary fitted kitchen and a useful utility area. There is also Amtico flooring throughout the ground floor. Upstairs are three well-proportioned bedrooms and a stylish modern shower room with underfloor heating. Externally, the property boasts excellent kerb appeal with attractive cladding and a resin driveway. The landscaped rear garden features composite decking with an electric awning, artificial lawn and a summer house/office with power, double glazed windows, a UPVC door and an integrated shed to the rear of the summerhouse. Other benefits include professionally fitted shutters, newly installed boiler, electric power outlets to the front and rear access with newly fitted lockable metal gate. Conveniently located close to local shops, schools, bus routes, Portchester train station and the picturesque harbour, this fantastic home is not to be missed!





ENTRANCE HALL

LOUNGE 16' 6" x 12' 10" (5.03m x 3.91m)

KITCHEN 12' 4" x 6' 11" (3.76m x 2.11m)

DINING ROOM 12' 4" x 11' 5" (3.76m x 3.48m)

UTILITY ROOM

LANDING

BEDROOM ONE 15' 10" x 12' 6" (4.83m x 3.81m)

BEDROOM TWO 12' 4" x 11' 1" (3.76m x 3.38m)

BEDROOM THREE 8' 10" x 7' 9" (2.69m x 2.36m)

SHOWER ROOM 5' 11" x 5' 10" (1.8m x 1.78m)

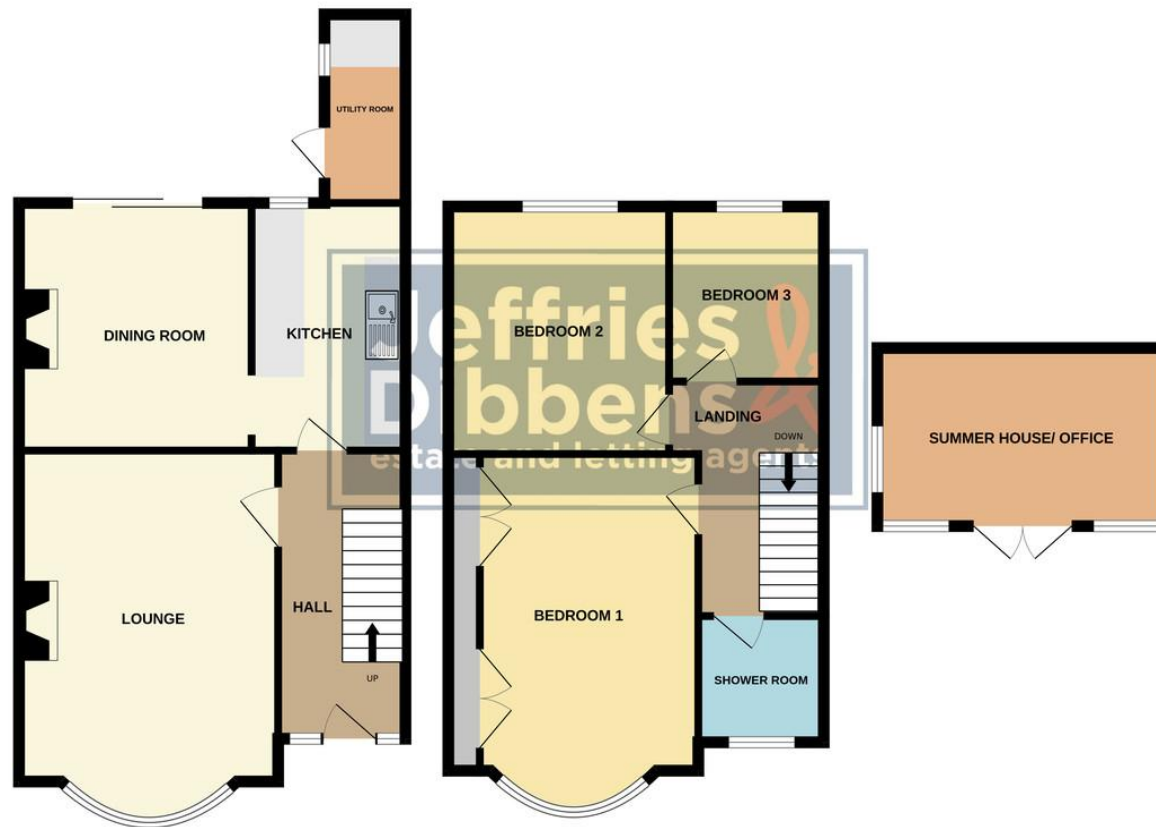
REAR GARDEN

SUMMER HOUSE/OFFICE 14' 5" x 8' 10" (4.39m x 2.69m)

DRIVEWAY

GROUND FLOOR

1ST FLOOR



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		88 B
69-80	C	73 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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