

**Jeffries
Dibbens** &
estate and letting agents

£325,000

16 Kent Grove

Portchester, PO16 9HB

PROPERTY SUMMARY

NO FORWARD CHAIN! We are delighted to offer for sale this extended three bedroom house situated in Kent Grove, Portchester. The property comprises entrance hallway, lounge, kitchen, WC and dining room to the ground floor with three bedrooms and a bathroom to the first floor. Benefits include off road parking to the front of the property, an approx. 40' easterly aspect rear garden, garage, gas central heating and double glazing. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Portchester).





HALLWAY 14' 7" x 5' 0" (4.44m x 1.52m)

LOUNGE 13' 3" x 11' 5" (4.04m x 3.48m)

WC 5' 0" x 4' 6" (1.52m x 1.37m)

KITCHEN 10' 3" x 8' 10" (3.12m x 2.69m)

DINING ROOM 12' 7" x 10' 5" (3.84m x 3.18m)

LANDING 6' 8" x 6' 7" (2.03m x 2.01m)

BEDROOM ONE 10' 9" x 9' 9" (3.28m x 2.97m)

BEDROOM TWO 10' 9" x 9' 0" (3.28m x 2.74m)

BEDROOM THREE 7' 6" x 6' 8" (2.29m x 2.03m)

BATHROOM 7' 8" x 5' 0" (2.34m x 1.52m)

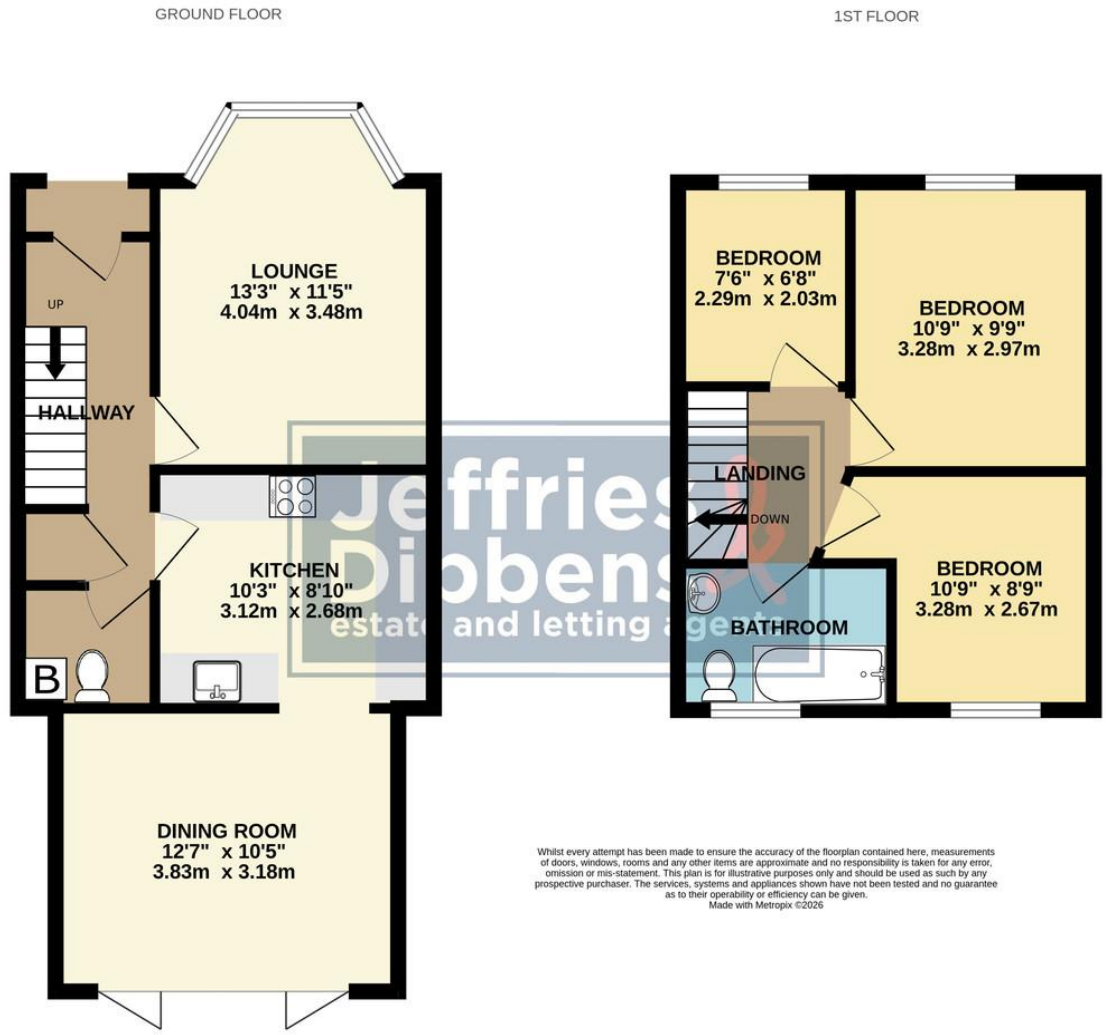
REAR GARDEN Approx. 40' 0" in length (12.19m)

GARAGE 15' 8" x 12' 5" (4.78m x 3.78m)

PARKING

Own driveway with dropped kerb providing off road parking.





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		
69-80	C	70 C	79 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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