



**NESBITT & SONS**  
ESTATE AGENTS



## 9 Grindle Close, Fareham, PO16 8EF

**£375,000**

Settled in the charming Grindle Close, Portchester, this beautiful end-terrace house is an ideal family home. Boasting four spacious bedrooms, including a stunning master bedroom with a dressing room and modern en-suite, this property offers ample space for both relaxation and entertainment. The stunning panoramic views of the Solent are truly breath taking, providing a picturesque backdrop to your daily life.

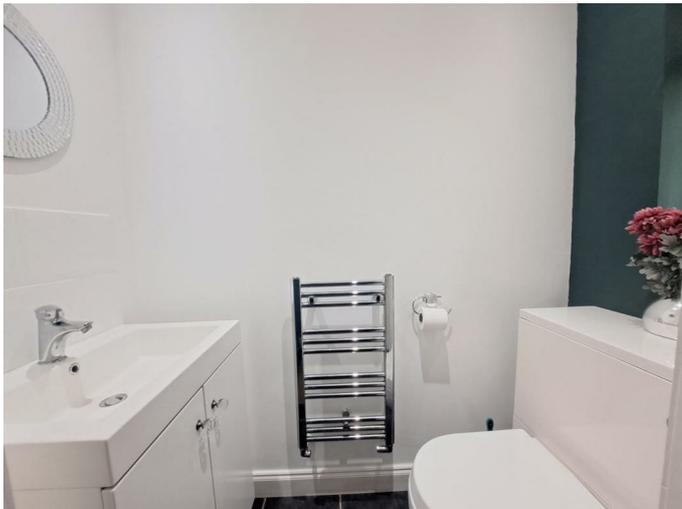
The home features a well-appointed reception room leading to a conservatory overlooking the South facing garden, perfect for family gatherings or quiet evenings in. With two modern bathrooms and a downstairs WC, this will truly benefit the whole family.

One of the standout features of this property is its location. Situated on the edge of a lovely park and fields, residents can enjoy the beauty of nature right at their doorstep. The enclosed south-facing garden is a fantastic retreat, complete with a raised sundeck, ideal for soaking up the sun or hosting summer barbecues.

This property combines comfort, style, and a prime location, making it a perfect choice for families seeking a welcoming and vibrant community. Don't miss the opportunity to make this stunning house your new home.

Entrance Hallway 18'7 x 5'11 (5.66m x 1.80m)

Downstairs WC 5'11 x 2'8 (1.80m x 0.81m)



Conservatory 13'0 x 9'3 (3.96m x 2.82m)



Kitchen/Diner 18'7 x 9'4 (5.66m x 2.84m)



Living Room 15'7 x 10'6 (4.75m x 3.20m)



First Floor Landing

Bedroom Two 13'5 x 9'5 (4.09m x 2.87m)



Bedroom Three 12'7 x 8'9 (3.84m x 2.67m)



## Second Floor

Master Bedroom 14'4 x 12'9 (4.37m x 3.89m)



En-Suite 8'0 x 6'3 (2.44m x 1.91m)



Bedroom Four 8'5 x 6'6 (2.57m x 1.98m)



Dressing Room 8'0 x 5'8 (2.44m x 1.73m)

## Outside

### Garden



Bathroom 7'2 x 5'6 (2.18m x 1.68m)



# Floor Plan



4 BEDROOM HOUSE

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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