

SUNNINGDALE ROAD

PORTCHESTER | HAMPSHIRE | PO16 9PD



£410,000

Freehold

- Four Bedroom Family Home
- Requested 'Home Zone' Location
- Stylish Kitchen/Dining/Family Room
- Separate Cosy Lounge
- Two Contemporary Bathrooms
- Off Road Parking for Two Cars
- Close to Schools, Amenities and Transport Links
- Sunny Rear Garden with Garage



In Brief

We are delighted to welcome to the market, this four-bedroom end of terrace property, nestled within the popular "Home Zone" area of Portchester, a well-established residential neighbourhood known for its friendly community. The quiet location is conveniently situated close to Portchester village centre with its range of independent shops, cafés and everyday essentials, whilst further shopping, dining and leisure options can be found at nearby Port Solent. With Castle Primary School, Wicor Primary School and Portchester Community School, all within easy reach, plus fantastic commuter links for the A27/M27 and Portchester Rail Station – the property is perfect for the busy, growing family. Also close by, is the historic Portchester Castle with its surrounding coastal paths. This lovely home offers a wonderful balance of space, style and practicality, complete with a driveway providing off-road parking for two cars. A spacious, welcoming hallway greets you on entry and a cosy lounge is centred around a fireplace, making it an ideal space to relax and unwind. The sitting room boasts a feature log burner and has been opened out into a superb kitchen/dining/family room, perfect for both everyday living and entertaining. The kitchen is fitted with a modern range of units and integrated appliances and features a central island. Bi-fold doors open out onto the garden, whilst overhead skylight windows allow natural light to floor the room. A stylish tiled shower room with WC completes the downstairs accommodation. Upstairs, there are the three well-presented bedrooms, with the master bedroom having handy built-in wardrobes and a delightful front aspect bay window. The family bathroom is of contemporary design and features attractive tiling to the walls and floor. On the top level is the final bedroom which comes with two storage cupboards - and a large attic is located across the landing. Outside the rear garden is laid to lawn with a central paved pathway, being secluded by trees at the rear and enclosed by panelled fencing. There is vehicular access to the garage together with a personal door – and there is additional pedestrian rear gated access too. All in all, a wonderful family home located in a prime residential location. We would strongly encourage an early viewing to avoid any disappointment.

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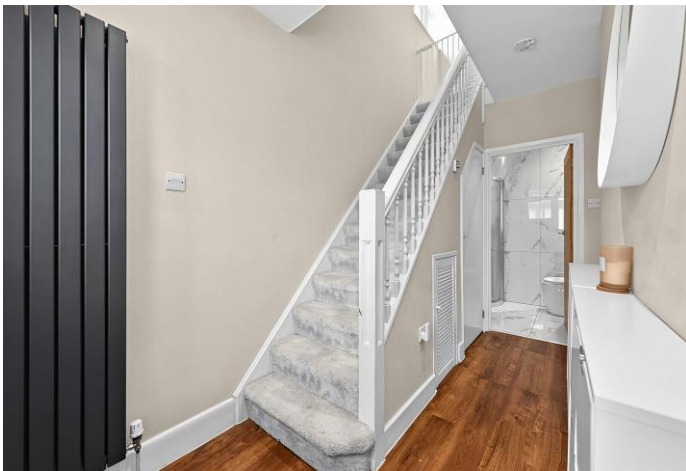
KEY FACTS

Tenure : Freehold
Council Tax : C
EPC Rating : D



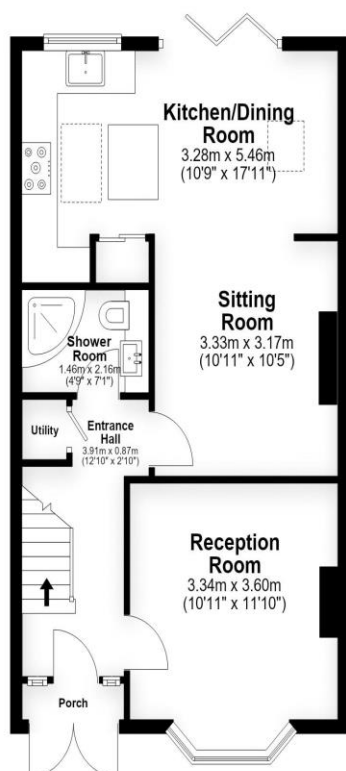
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Ground Floor

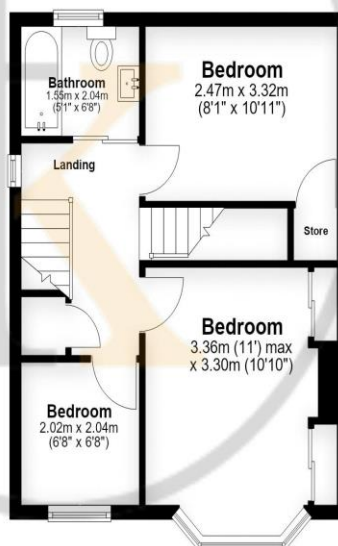
Approx. 62.1 sq. metres (668.1 sq. feet)



Garage
4.14m x 2.46m
(13'7" x 8'1")

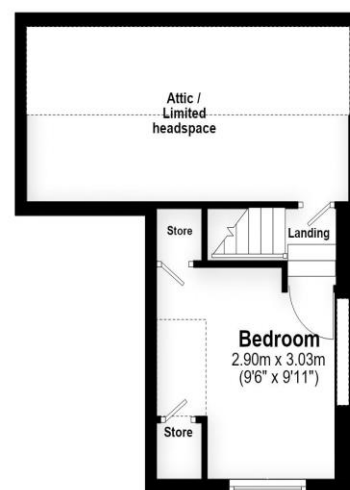
First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



Second Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



Total area: approx. 126.1 sq. metres (1357.3 sq. feet)

These plans are for illustrative purposes only and while we take every care to confirm their accuracy, they must not be relied upon as a definitive representation of the subject property.
Plan produced using PlanUp.

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