



**£275,000**  
**23 Wicor Mill Lane**  
Portchester, PO16 9EE

We are pleased to present to the market this two bedroom semi-detached bungalow situated on the sought after Wicor Mill Lane, Portchester. The accommodation comprises; hallway, two bedrooms, shower room, kitchen/living area and a conservatory with sliding doors to the rear garden. Externally, there is off road parking to the front, a garage and a west facing rear garden. Portchester Castle and the waterfront are a short walk away including the local shops of Portchester village. We feel that the property is a generous size and an internal viewing is highly recommended.

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#### **ENTRANCE HALL**

**BEDROOM ONE** 13' 7" x 10' 10" (4.14m x 3.3m)

**BEDROOM TWO** 9' 11" x 7' 10" (3.02m x 2.39m)

**SHOWER ROOM** 4' 10" x 7' 10" (1.47m x 2.39m)

**KITCHEN/BREAKFAST ROOM** 11' 6" x 22' 6" (3.51m x 6.86m)

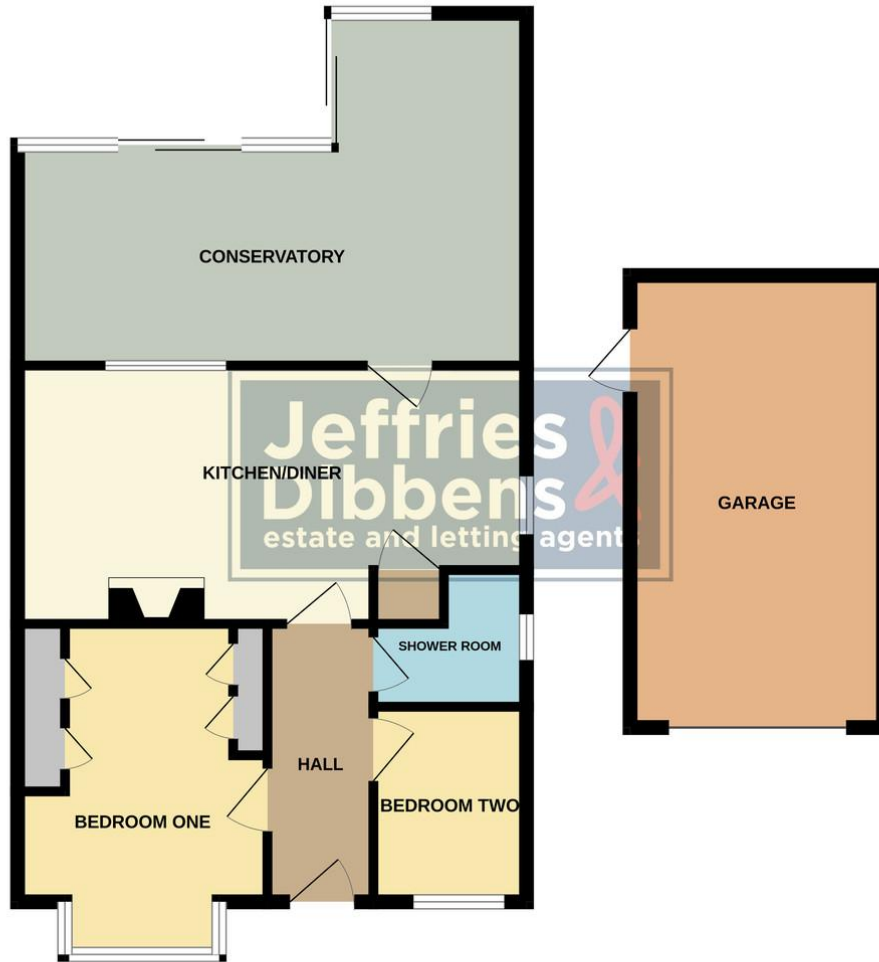
**CONSERVATORY** 16' 0" max x 23' 3" (4.88m x 7.09m)

#### **REAR GARDEN**

**GARAGE** 18' 2" x 8' 1" (5.54m x 2.46m)

#### **DRIVEWAY**

GROUND FLOOR



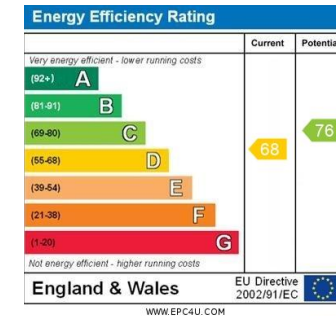
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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.

**Jeffries  
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