



£535,000
7 Audret Close
Portchester, PO16 9ER

Situated in the quiet cul-de-sac location of Audret Close and in close proximity to Portchester shoreline, this detached three (previously four) bedroom family home is now available to the market! The downstairs presents a welcoming lounge room, a practical utility room and an extended open-plan kitchen/diner/family room with a striking skylight feature and a convenient WC. Upstairs boasts three well-proportioned bedrooms served by a modern family bathroom. Externally, the property benefits from a meticulously landscaped low-maintenance garden, a versatile bar/games room and off-road parking to the front. Viewings are highly advised so if you are interested then call our Portchester office right now!

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HALLWAY

WC

LOUNGE 16' 9" x 16' 0" (5.11m x 4.88m)

KITCHEN/DINER/FAMILY ROOM 24' 5" x 16' 9" (7.44m x 5.11m)

UTILITY ROOM 7' 7" x 6' 5" (2.31m x 1.96m)

LANDING

BEDROOM ONE 16' 9" x 12' 10" (5.11m x 3.91m)

BEDROOM TWO 10' 3" x 8' 7" (3.12m x 2.62m)

BEDROOM THREE 8' 8" x 6' 2" (2.64m x 1.88m)

BATHROOM 7' 3" x 5' 6" (2.21m x 1.68m)

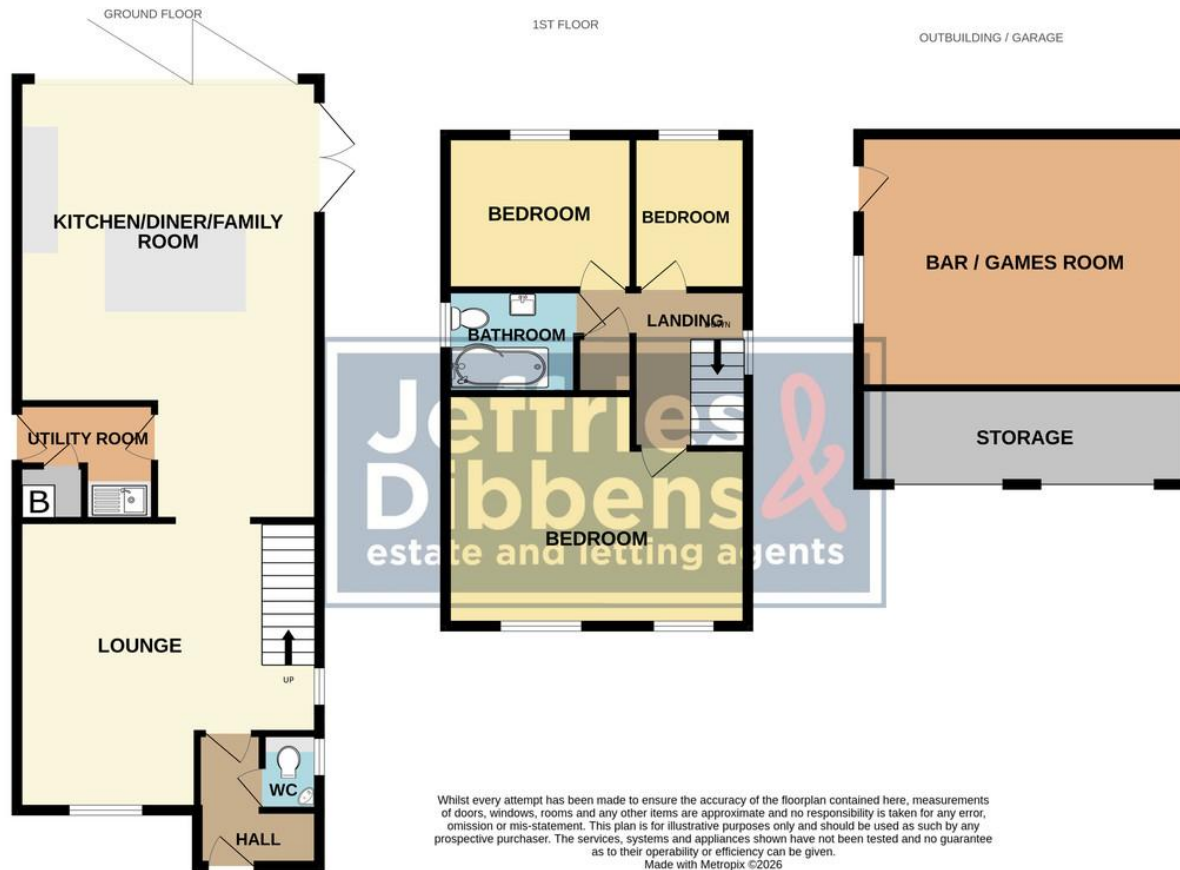
REAR GARDEN

BAR/GAMES ROOM 17' 1" x 13' 3" (5.21m x 4.04m)
Originally part of the double garage.

STORAGE 18' 4" x 6' 1" (5.59m x 1.85m)
Remaining part of the double garage.

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 D

VIEWINGS
 By prior appointment only

EPC to follow

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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