



**£430,000**  
**8 Benham Grove**  
Portchester, PO16 9LB

Beautifully presented, this three double bedroom semi-detached chalet bungalow has been extensively refurbished and thoughtfully extended by the current owner. The property offers a wonderful open-plan living space, complemented by a contemporary fitted kitchen/diner with bi-fold doors opening onto the garden and a separate lounge. The accommodation comprises three generous double bedrooms, a family bathroom and a ground floor shower room. Outside, the delightful low-maintenance garden benefits from gated side access, while a block-paved driveway to the front provides off-road parking. Ideally situated close to the shore and within easy reach of the town centre, this impressive home is offered with no onward chain. Early viewing is highly recommended.

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**ENTRANCE HALL**

**BEDROOM** 16' 11" x 10' 10" (5.16m x 3.3m)

**SHOWER ROOM** 6' 7" x 4' 7" (2.01m x 1.4m)

**LOUNGE** 11' 9" x 18' 5" (3.58m x 5.61m)

**KITCHEN/DINER** 9' 1" x 17' 3" (2.77m x 5.26m)

**LANDING**

**BEDROOM TWO** 14' 10" x 10' 2" (4.52m x 3.1m)

**BEDROOM THREE** 9' 7" x 13' 8" (2.92m x 4.17m)

**BATHROOM** 11' 8" x 6' 5" (3.56m x 1.96m)

**REAR GARDEN**

**DRIVEWAY**

**AGENT NOTES** Additional photos to be added.





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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GROUND FLOOR

1ST FLOOR

**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		81
(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>	12	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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