



**Paddock Walk, Portchester**

Portsmouth, PO6 4SD

**Mid Terraced House With Garage En Bloc**

Asking Price Of

**£245,000**

# Property Features

- Two generous double bedrooms
- Spacious lounge opening into a modern open-plan kitchen/diner
- Contemporary kitchen with ample dining space
- Enclosed, low-maintenance rear garden
- Stylish shower room finished in neutral décor
- Double glazing and gas central heating throughout
- Garage located in a nearby block
- Prime location opposite Port Solent and just a short walk to the shoreline

## OVERVIEW

Paddock Walk in Portchester is a quiet residential area on the edge of Portsmouth, offering a low-key suburban environment rather than a busy or socially active neighbourhood. It is best suited to those who want a calm home base while still being close to a wide range of amenities, employment areas, and leisure options.

Transport links are a key strength. Portchester railway station is within easy reach and provides direct services to Portsmouth, Fareham and Southampton, with onward connections to London. The A27 and M27 are also close by, making travel along the south coast and across Hampshire straightforward, while local bus routes connect the area to surrounding towns.

For shopping and day-to-day amenities, there are local convenience options in Portchester, while Cosham offers a broader range of supermarkets and high street services. Portsmouth city centre and Gunwharf Quays are around 15–20 minutes away and provide extensive retail, dining and leisure facilities. Fareham and Whiteley Shopping Centre are also nearby for additional retail parks and larger supermarkets.

A key nearby benefit is Port Solent, located directly opposite across the water. This marina development offers a more active leisure and social environment, with waterfront restaurants, bars, a cinema, and a leisure complex, making it a popular destination for evenings out and weekend activities.

Locally, Portchester itself has a smaller selection of everyday cafés, pubs and takeaways, but for a wider and more vibrant food and social scene, Southsea and Gunwharf Quays provide a stronger mix of independent venues, nightlife, and waterfront dining.

The surrounding area also offers strong outdoor and lifestyle benefits, including Portchester Castle, the harbour waterfront, and Portsdown Hill, all of which provide scenic walks and views across Portsmouth and the Solent.



Overall, Paddock Walk is a quiet residential base with excellent transport links and strong access to nearby amenities. While it does not have a particularly active social scene itself, its location opposite Port Solent and close to Portsmouth, Southsea and Fareham means a wide range of dining, leisure and entertainment options are easily accessible.

### ROOM MEASUREMENTS

LIVING ROOM - 13' 8" x 13' 5" (4.17m x 4.09m)

KITCHEN/DINING ROOM - 13' 9" x 10' 0" (4.19m x 3.05m)

LANDING - 5' 5" x 5' 3" (1.65m x 1.6m)

MAIN BEDROOM - 13' 9" x 10' 5" (4.19m x 3.18m)

BEDROOM TWO - 10' 0" x 8' 4" (3.05m x 2.54m)

SHOWER ROOM - 7' 2" x 5' 3" (2.18m x 1.6m)

GARAGE EN BLOC

### PROPERTY DESCRIPTION

Beautiful Two-Bedroom Terraced Home Opposite Port Solent, Ideal First-Time Purchase or Investment Opportunity

Situated in the highly sought-after Paddock Walk, directly opposite Port Solent, this well-presented two-bedroom terraced home offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a property in a desirable coastal location.

The accommodation is thoughtfully arranged and begins with a generous and welcoming lounge, providing the perfect space to relax and entertain. Flowing seamlessly from the lounge is a stylish open-plan kitchen/dining room, featuring modern fittings and ample space for family meals and social gatherings. A door from the dining area opens onto a private, enclosed rear garden, designed for low-maintenance living and ideal for enjoying outdoor dining, entertaining, or simply unwinding in the warmer months.

Upstairs, the property continues to impress with two spacious double bedrooms, both offering excellent proportions and versatility. The contemporary shower room is tastefully decorated in neutral tones, creating a bright and calming atmosphere ready for a new owner to personalise.

Further benefits include double glazing throughout, gas central heating, and a garage located in a nearby block, providing valuable additional storage or parking.

One of the standout features of this home is its enviable location. Positioned just a short stroll from the shoreline and the vibrant amenities of Port Solent, residents can enjoy waterside walks, restaurants, cafés, leisure facilities, and excellent transport links, all within easy reach.

Offering comfortable accommodation, practical living space, and fantastic potential to make it your own, this charming home combines convenience, lifestyle, and value in equal measure. Early viewing is highly recommended to fully appreciate everything this property has to offer.



## MATERIAL INFORMATION

- Price (£) - £245,000
  - Tenure – Freehold
  - Council tax band (England, Wales and Scotland) - Band B
- Fareham Council
- 100% of the ownership of the property being sold
  - Mains Water Supply
  - Mains Electricity
  - Heating - Gas Central Heating
  - Broadband - Fibre available
  - Parking- Driveway
  - Construction- Brick and block
  - Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
  - Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

Stamp Duty Land Tax

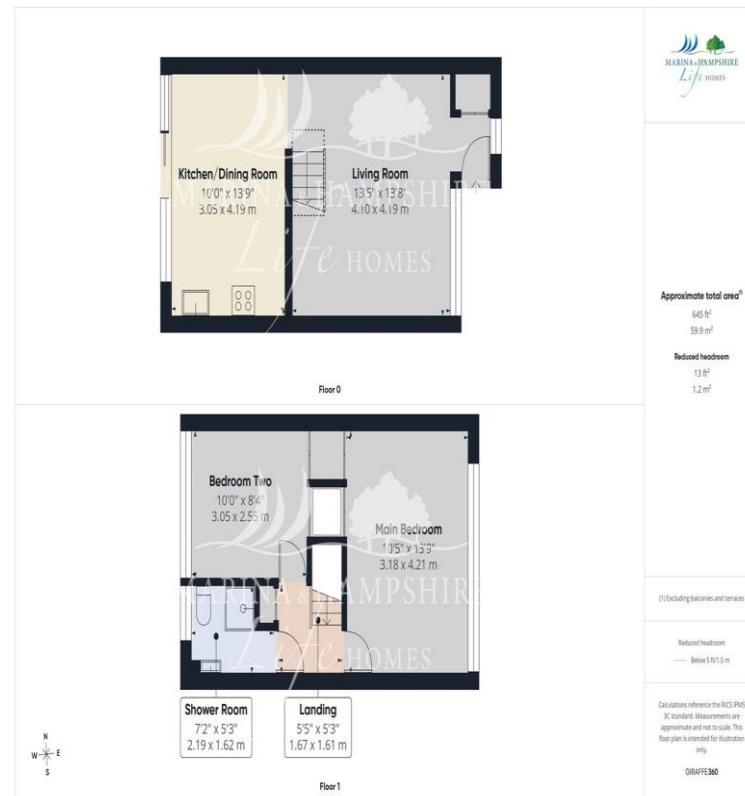
Land Registration Fees

Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

## VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE LIFE HOMES

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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