



**£325,000**  
**56 Portsvie Avenue**  
Portchester, PO16 8LU

This three-bedroom semi-detached family home is full of potential for modernisation, perfect for those wanting to add their personal touch. Located in the sought-after Portsview Avenue, it's close to schools, shops and within walking distance of the train station. The ground floor features an entrance hall, a spacious lounge/diner, a fitted kitchen, a WC and a conservatory. Upstairs offers three bedrooms and a shower room. Outside, there's a generous rear garden, a garage and a driveway with plenty of off-road parking. Please contact our Portchester office to arrange a viewing today!

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**STORM PORCH**

**KITCHEN** 12' 4" x 7' 2" (3.76m x 2.18m)

**LOUNGE** 12' 3" x 12' 10" (3.73m x 3.91m)

**DINING ROOM** 12' 4" x 11' 3" (3.76m x 3.43m)

**CONSERVATORY** 9' 5" x 16' 8" (2.87m x 5.08m)

**WC**

**LANDING**

**BEDROOM ONE** 12' 6" x 11' 6" (3.81m x 3.51m)

**BEDROOM TWO** 12' 4" x 11' 4" (3.76m x 3.45m)

**BEDROOM THREE** 6' 10" x 7' 3" (2.08m x 2.21m)

**SHOWER ROOM** 7' 2" x 6' 3" (2.18m x 1.91m)

**REAR GARDEN**

**GARAGE**



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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  
Dibbens**  
estate and letting agents

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