

£379,995

SEAFIELD ROAD, PORTCHESTER, PO16 9EB



- Two/Three Bedrooms
- Entrance Hallway
- Fitted Kitchen
- Lounge/Dining Room & Additional Sitting Room/Bedroom Three
- Conservatory
- Shower Room & Separate Cloakroom
- Gas Central Heating & Double Glazed Windows
- Off Street Parking & Garage/Workshop
- Low Maintenance West Facing Garden
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

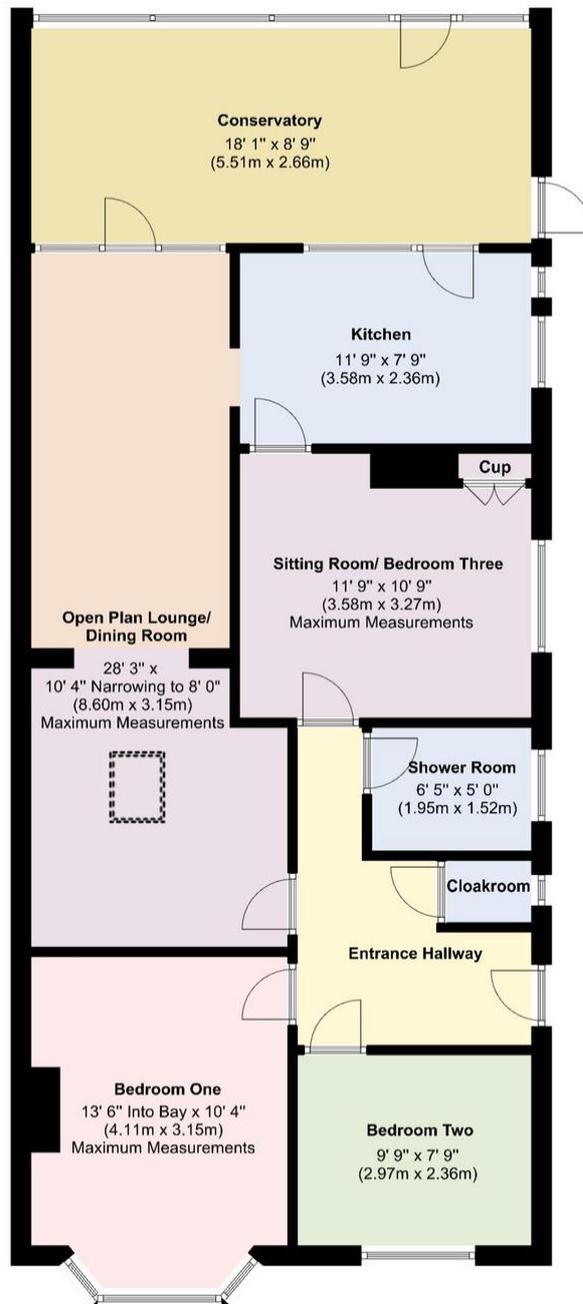
www.fenwicks-estates.co.uk

Property Reference: P2885

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



The Accommodation Comprises:-

Covered entrance with tiled step and part double glazed composite front door leading to:

Entrance Hallway:-

Radiator, wood effect flooring, picture rail, coving to flat ceiling with access to the loft. Doors to:



Open Plan Lounge/Dining Room:-

28' 3" x 10' 4" Narrowing to 8' 0" (8.60m x 3.15m) Maximum Measurements



Lounge Area:-

Feature marble fireplace with electric fire inset, radiator, coving to flat ceiling, double glazed Velux window allowing additional light. Walkway to:



Dining Area:-

Radiator, space for table and chairs, coving to flat ceiling, UPVC double glazed door with matching side panels leading to the conservatory. Further walkway to:



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Kitchen:-
11' 9" x 7' 9" (3.58m x 2.36m)

A dual aspect room with UPVC double glazed windows to the side and rear elevations, the kitchen is fitted with a range of base, eye and larder style storage cupboards with roll top work surfaces, single bowl single drainer stainless steel sink unit inset with a mixer tap and part tiled walls, built in eye level oven and grill, gas hob with extractor canopy above, integrated dishwasher, space for fridge/freezer, tiled flooring, door to sitting room/bedroom three, flat ceiling. UPVC double glazed door to:



Conservatory:-
18' 1" x 8' 9" (5.51m x 2.66m)

UPVC double glazed windows and doors overlooking and accessing the garden, a utility area with a further range of matching base and eye level storage cupboards with roll top work surfaces, space and plumbing for washing machine and tumble dryer, tiled flooring, radiator, power connected. Further UPVC double glazed door to the driveway.



Sitting Room/Bedroom Three:-
11' 9" x 10' 9" (3.58m x 3.27m) Maximum Measurements

UPVC double glazed window to the side elevation, radiator, feature fireplace with gas wood burner inset, built in storage cupboard housing the gas central heating boiler, picture rail and coving to flat ceiling.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk





Bedroom Two:-

9' 9" x 7' 9" (2.97m x 2.36m)

UPVC double glazed window to the front elevation, radiator and textured ceiling.



Bedroom One:-

13' 6" Into Bay x 10' 4" (4.11m x 3.15m) Maximum Measurements

UPVC double glazed bay window to the front elevation, radiator and coving to flat ceiling.



Shower Room:-

6' 5" x 5' 0" (1.95m x 1.52m)

Opaque UPVC double glazed window to the side elevation, white suite comprising shower cubicle, close coupled WC, wash hand basin with mixer tap and vanity storage below, tiled walls, chrome heated towel rail, tiled flooring and flat ceiling with extractor.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Separate Cloakroom:-

Opaque UPVC double glazed window to the side elevation, white suite comprising close coupled WC, small wash hand basin with mixer taps, tiled walls, chrome heated towel rail, tiled flooring and flat ceiling with extractor.



Outside:-

To the front of the property there is a small garden laid to lawn with brick retaining wall. Off street parking and a driveway leads to the garage/workshop with up and over door, power connected and side courtesy door to the rear garden.



Rear Garden:-

The enclosed West facing rear garden is paved and low maintenance with outside power sockets.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

