

£399,995

Frances Road

Purbrook, PO7 5HH

PROPERTY SUMMARY

Located in a popular part of Purbrook we are delighted to offer for sale this extended 3 bedroom semi detached chalet bungalow in Frances Road. This property is presented to a very high standard throughout and internal viewings are very strongly advised. The property boasts 3 bedrooms arranged over 2 floors, a modern bathroom suite, through lounge/diner and a modern fitted kitchen. Externally there is a lovely south facing garden with a garage and car port and considerable further parking at the front. A particular attraction is the 23 x 14 outbuilding/bar at the end of the garden. Internal viewings are strongly advised and can be arranged by contacting us as sole agents today!





ENTRANCE HALL Tiled flooring, radiator, door to inner hall providing access to first floor.

BEDROOM 1 11' 4" x 9' 8" (3.45m x 2.95m) Double glazed window to front aspect, radiator, laminate wood effect flooring, range of fitted bedroom furniture and wardrobes.

BEDROOM 3 8' x 7' 1" (2.44m x 2.16m) Double glazed window to front aspect, radiator.

BATHROOM 9' 5" x 4' 4" (2.87m x 1.32m) Suite comprising panelled bath with wall mounted shower, mixer tap and shower screen, wash hand basin set in vanity unit, WC, airing cupboard, tiled walls and flooring, wall mounted mirror, double glazed obscured window to side aspect, spot lighting, heated towel rail.

INNER HALLWAY Stairs to the first floor, radiator, spot lighting.

LOUNGE/DINER 20' 5" x 17' 5" (6.22m x 5.31m) (Maximum measurements 'L' Shaped). Double glazed French doors to rear aspect / garden, double glazed windows to side and rear aspects, laminate wood effect flooring, two radiators, feature fireplace with brick surround with wood mantle over and log burning stove, opening to kitchen.

KITCHEN 15' 5 max" x 9' 5 max" (4.7m x 2.87m) Modern matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl enamel sink unit with mixer tap and drainer, space for "Country Chef" range style cooker (negotiable), extractor canopy over, space and plumbing for washing machine, integrated dishwasher, integrated under counter fridge and freezer, tiled splashback and flooring, double glazed obscured window to rear aspect, lantern style roof, spot lighting.

FIRST FLOOR

BEDROOM 2 19' 9 max" x 7' 4 max" (6.02m x 2.24m) Double glazed windows to front and rear aspects, radiator, fitted wardrobe cupboard, spot lighting, opening to storage area providing access to eaves storage.

OUTSIDE Front - The frontage is predominantly block paved driveway creating off road parking with shared access leading down to the carport and rear garden.

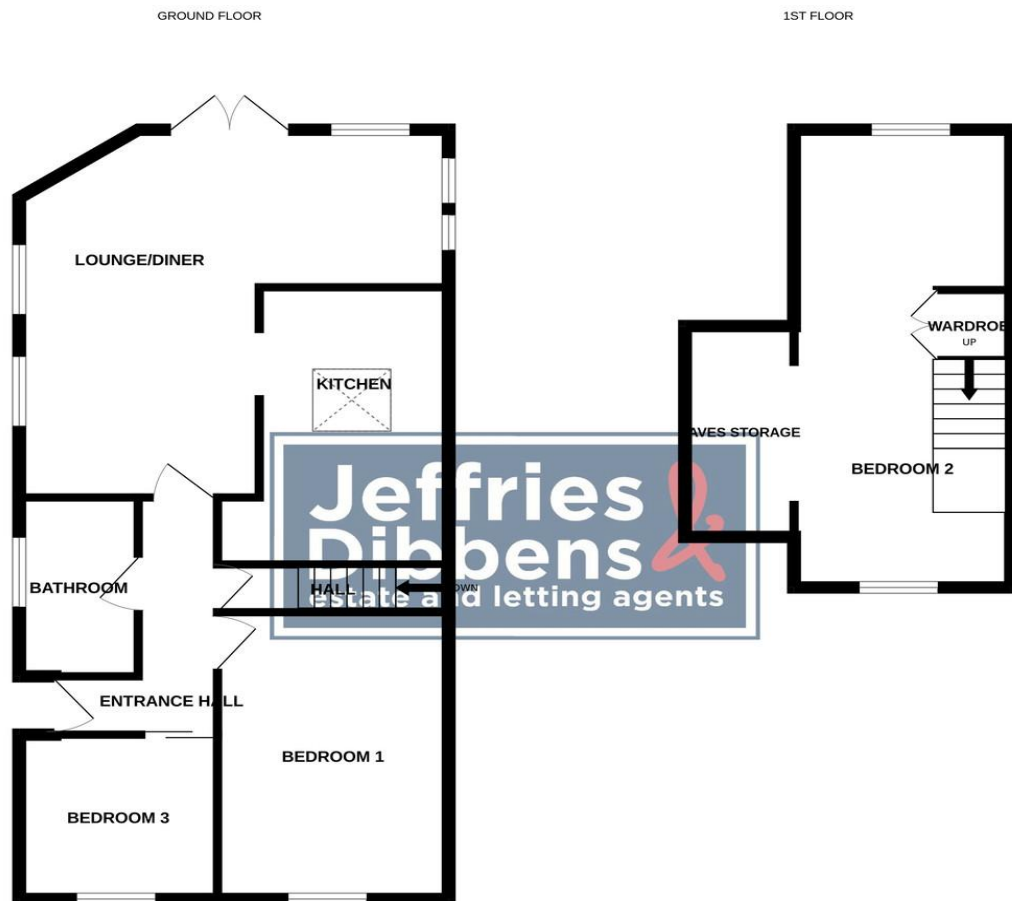
REAR GARDEN The south facing rear garden boasts patio / seating area adjoining the rear of the property with a covered hardstand with electric roller shutter garage door and wall mounted external power points. There is further block paving with personal path leading to a raised decked seating area adjoining the detached outbuilding /entertainment room with attached brick workshop, panelled fencing complement the side boundaries.

GARAGE Up and over door, light and power, further hard stand with car port.

OUTBUILDING/BAR 22' 8" x 14' (6.91m x 4.27m) Double glazed window and door to front aspect, smoothed ceiling, power and lighting, door to cloakroom.

WC Close coupled low level WC, pedestal wash hand basin, tiled flooring, smoothed ceiling, wall mounted extractor fan.

WORKSHOP 23' 4" x 5' 2" (7.11m x 1.57m) Power, lighting, double glazed window and door to front aspect.



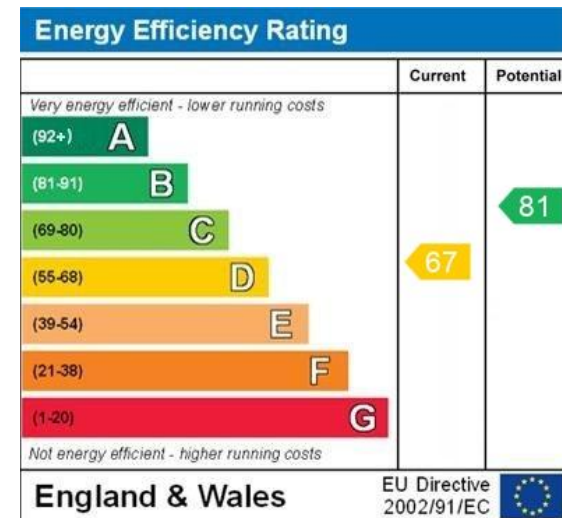
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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