



**£535,000**  
**7 Audret Close**  
Portchester, PO16 9ER

Situated in the quiet cul-de-sac location of Audret Close and in close proximity to Portchester shoreline, this detached three (previously four) bedroom family home is now available to the market! The downstairs presents a welcoming lounge room, a practical utility room and an extended open-plan kitchen/diner/family room with a striking skylight feature and a convenient WC. Upstairs boasts three well-proportioned bedrooms served by a modern family bathroom. Externally, the property benefits from a meticulously landscaped low-maintenance garden, a versatile bar/games room and off-road parking to the front. Viewings are highly advised so if you are interested then call our Portchester office right now!

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## HALLWAY

## WC

**LOUNGE** 16' 9" x 16' 0" (5.11m x 4.88m)

**KITCHEN/DINER/FAMILY ROOM** 24' 5" x 16' 9" (7.44m x 5.11m)

**UTILITY ROOM** 7' 7" x 6' 5" (2.31m x 1.96m)

## LANDING

**BEDROOM ONE** 16' 9" x 12' 10" (5.11m x 3.91m)

**BEDROOM TWO** 10' 3" x 8' 7" (3.12m x 2.62m)

**BEDROOM THREE** 8' 8" x 6' 2" (2.64m x 1.88m)

**BATHROOM** 7' 3" x 5' 6" (2.21m x 1.68m)

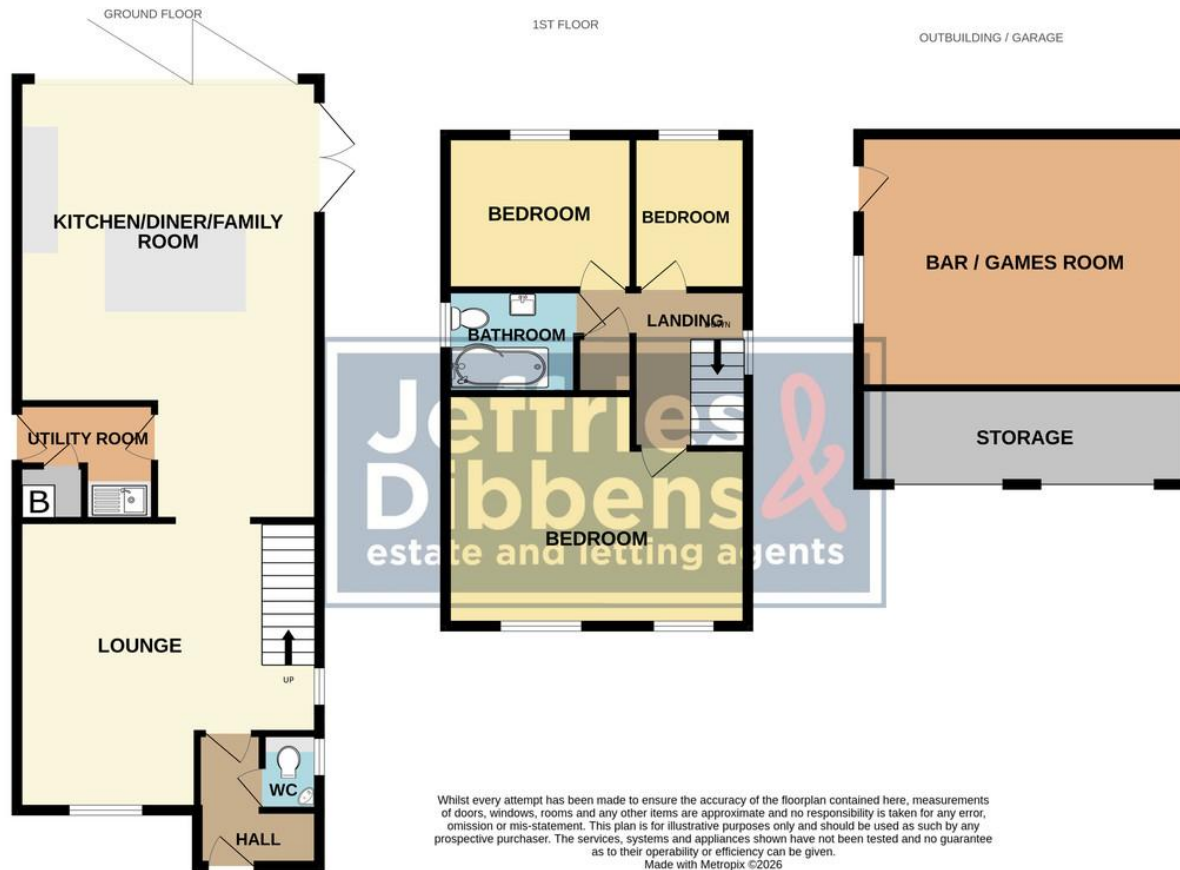
## REAR GARDEN

**BAR/GAMES ROOM** 17' 1" x 13' 3" (5.21m x 4.04m)  
Originally part of the double garage.

**STORAGE** 18' 4" x 6' 1" (5.59m x 1.85m)  
Remaining part of the double garage.

## PARKING





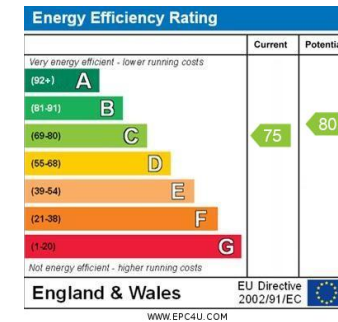
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band D

**VIEWINGS**  
 By prior appointment only



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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