



OFFERS OVER
£315,000
19 Eagle Close
Fareham, PO16 8QX

Situated in the peaceful cul-de-sac of Eagle Close, this well-presented three bedroom mid-terrace family home is now available to the market. The accommodation comprises a bright and modern fitted kitchen, a versatile utility/study area, and a spacious lounge/dining room with double doors opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms and a generous well-presented shower room. Externally, the property benefits from off-road parking to the front and a low-maintenance enclosed rear garden, ideal for relaxing or entertaining. Perfectly positioned, the property is just a 10-minute walk via a public footpath to Wicor Creek, offering scenic walks and a peaceful setting. An internal viewing is highly recommended to fully appreciate both this delightful family home and its sought-after location. Contact our Portchester office today to arrange your viewing.





PORCH

HALLWAY

KITCHEN/BREAKFAST ROOM 16' 11" x 7' 4" (5.17m x 2.25m)

STUDY/UTILITY 11' 4" x 7' 0" (3.46m x 2.14m)

LOUNGE/DINER 11' 8" x 18' 11" (3.58m x 5.78m)

LANDING

BEDROOM ONE 11' 6" x 12' 10" (3.52m x 3.93m)

BEDROOM TWO 8' 5" x 11' 7" (2.58m x 3.55m)

BEDROOM THREE 10' 8" x 7' 1" (3.26m max x 2.18m)

SHOWER ROOM 9' 10" x 5' 8" (3.0m x 1.74m)

REAR GARDEN

DRIVEWAY

GROUND FLOOR

1ST FLOOR



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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	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
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