



£380,000
18 Seafeld Road
Portchester, PO16 9EB

Tucked away in a quiet cul-de-sac, this extended and versatile two/three bedroom bungalow offers far more space than first meets the eye. The well-presented accommodation is ideal for a growing family or those looking to downsize without compromise. It comprises two generous double bedrooms, a recently modernised lounge which could easily serve as a third bedroom, a fitted kitchen, bathroom, rear lobby, a second reception room and a bright conservatory overlooking the garden. Externally, the property continues to impress with a substantial rear garden, detached garage and a block-paved driveway providing off-road parking for several vehicles. Early internal viewing is highly recommended to fully appreciate the space and flexibility this deceptively spacious home has to offer. Contact us today to arrange your viewing.





HALLWAY

LOUNGE 15' 11" x 11' 0" (4.85m x 3.35m)

BEDROOM ONE 13' 8" x 11' 0" (4.17m x 3.35m)

BEDROOM TWO 11' 5" x 10' 6" (3.48m x 3.2m)

BATHROOM 6' 01" x 5' 06" (1.85m x 1.68m)

KITCHEN 8' 10" x 10' 06" (2.69m x 3.2m)

LOBBY 4' 11" x 7' 04" (1.5m x 2.24m)

UTILITY 4' 11" x 4' 04" (1.5m x 1.32m)

RECEPTION ROOM 12' 0" x 12' 01" (3.66m x 3.68m)

CONSERVATORY 8' 01" x 11' 10" (2.46m x 3.61m)

GARDEN

GARAGE

DRIVEWAY

GROUND 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 D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	74
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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