



**£435,000**  
**17 Hill View Road**  
Portchester, PO16 8DB

Situated on the sought after Hill View Road in Portchester with beautiful views over the Solent, this well presented three/four bedroom semi-detached chalet bungalow is now available to the market. The accommodation comprises a contemporary fitted kitchen, a spacious lounge, a conservatory, a family room/bedroom, a shower room, and an additional bedroom to the ground floor. Upstairs boasts two double bedrooms and a modern family bathroom. Externally, there is a south facing rear garden, a garage with power and lighting, and a driveway providing ample off-road parking. Viewings are highly advised so call our Portchester office now!

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## HALLWAY

**KITCHEN** 14' 6" x 8' 5" (4.422m x 2.566m)

**LOUNGE** 15' 8" x 10' 10" (4.783m x 3.309m)

**CONSERVATORY** 14' 9" x 9' 3" (4.502m x 2.825m)

**SHOWER ROOM** 5' 8" x 5' 1" (1.752m x 1.564m)

**FAMILY ROOM / BEDROOM FOUR** 13' 3" x 10' 10" (4.039m x 3.319m)

**BEDROOM THREE** 9' 6" x 8' 5" (2.912m x 2.574m)

**BATHROOM** 7' 2" x 5' 9" (2.206m x 1.758m)

**BEDROOM ONE** 12' 5" x 18' 6" (3.787m x 5.646m)

**BEDROOM TWO** 11' 8" x 18' 5" (3.562m x 5.624m)

**GARDEN**

**GARAGE**

**DRIVEWAY**



GROUND FLOOR

1ST FLOOR

GARAGE



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		
69-80	C	69 C	80 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  
Dibbens &**  
estate and letting agents

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