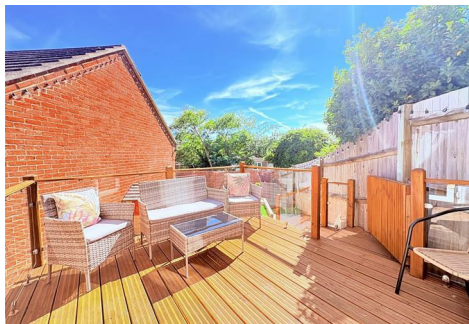




NESBITT & SONS
ESTATE AGENTS



31 Caer Peris View, Portchester, PO16 8QL

Guide price £350,000

*** Guide Price - £350,000 to £365,000 ***

Welcome to this beautiful semi-detached family home located on Caer Peris View in Portchester. This property has been thoughtfully modernised by the current owners, ensuring a perfect blend of contemporary living and comfort.

As you enter, you will find a spacious reception room that provides an inviting atmosphere for family gatherings and entertaining guests. The house boasts three well-proportioned bedrooms, each offering a peaceful retreat, with the rear bedrooms providing stunning views of the harbour, a delightful feature that enhances the charm of this home.

The property includes a fantastic newly fitted bathroom, designed for both functionality and relaxation. Outside, you will appreciate the convenience of a driveway and a garage, providing ample parking space and

Entrance Hallway

Downstairs Cloakroom 6' x 2'9 (1.83m x 0.84m)



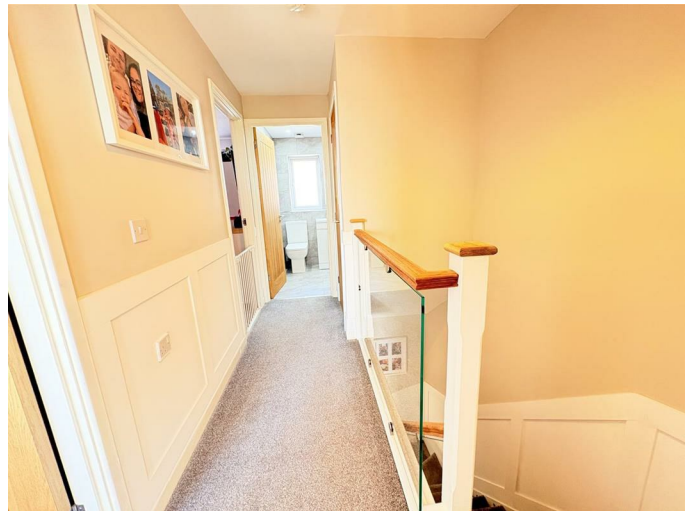
Kitchen 10'4 x 8'6 (3.15m x 2.59m)



Lounge/Diner 15'3 x 14'6 (4.65m x 4.42m)



Landing



Bedroom One 13'1 x 8'4 (3.99m x 2.54m)



Bedroom Two 11'10 x 8'4 (3.61m x 2.54m)



Bedroom Three 7'10 x 6'6 (2.39m x 1.98m)



Bathroom 6'6 x 5'9 (1.98m x 1.75m)



Outside

Driveway

Garage 19'7 x 9'10 (5.97m x 3.00m)

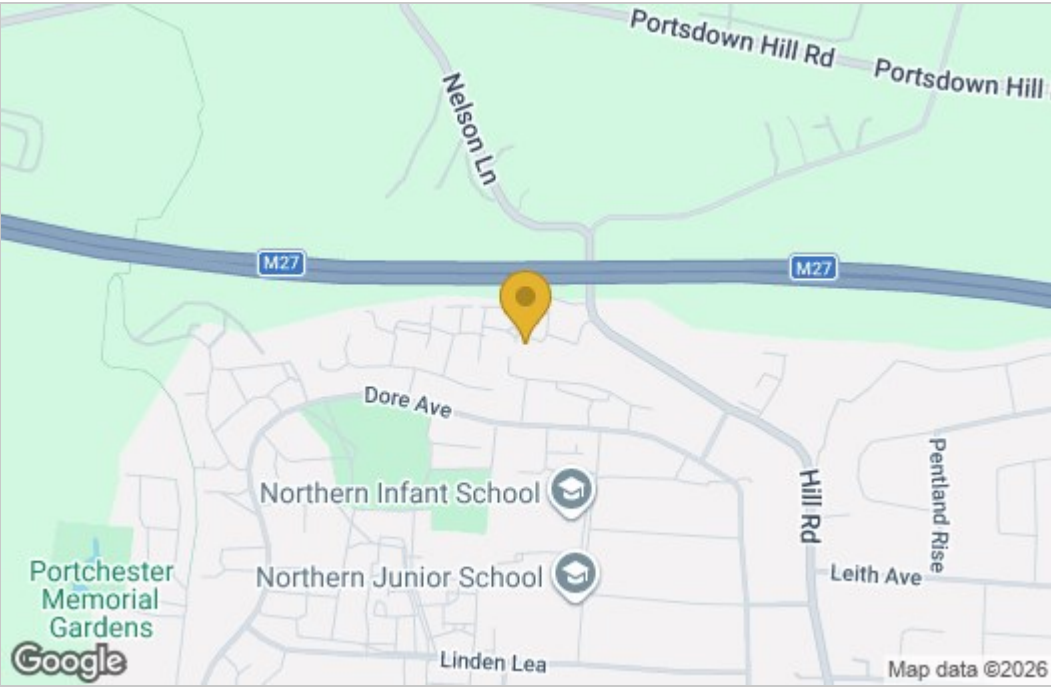
Garden



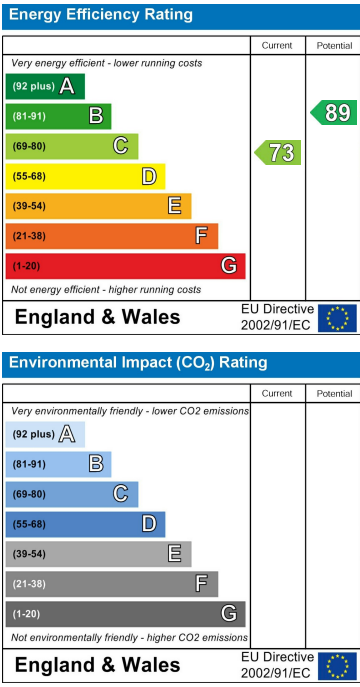
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.