

£375,000
6 Lansdowne Avenue
Portchester, PO16 9NN

An extended three bedroom semi-detached bungalow, ideally situated in a popular residential location in Portchester. Well presented throughout, the property offers spacious and versatile accommodation, with a particular feature being the impressive 19'10 kitchen/diner which forms part of the open plan kitchen, dining and lounge area. The accommodation further comprises three bedrooms and a modern bathroom suite, while the generous open plan living area provides an excellent space for both everyday living and entertaining. Further benefits include double glazing and gas central heating. Externally, the property boasts its own driveway providing off-road parking, together with an approximately 55' rear garden offering a good degree of outdoor space. Viewing is highly recommended to fully appreciate the accommodation and location on offer.





BEDROOM

11' 10" x 10' 5" (3.61m x 3.18m)

BEDROOM

9' 6" x 9' 0" (2.9m x 2.74m)

BATHROOM

9' 0" x 5' 10" (2.74m x 1.78m)

OPEN PLAN LOUNGE / KITCHEN / DINER

LOUNGE AREA

14' 2" x 11' 6" (4.32m x 3.51m)

KITCHEN/DINER

19' 10" x 11' 6" (6.05m x 3.51m)

BEDROOM (Currently arranged as a dressing room)

8' 9" x 6' 4" (2.67m x 1.93m)

OFFICE AREA

11' 0" x 5' 2" (3.35m x 1.57m)

UTILITY ROOM

8' 1" x 5' 2" (2.46m x 1.57m)

REAR GARDEN

55' 0" x 30' 0" (16.76m x 9.14m)

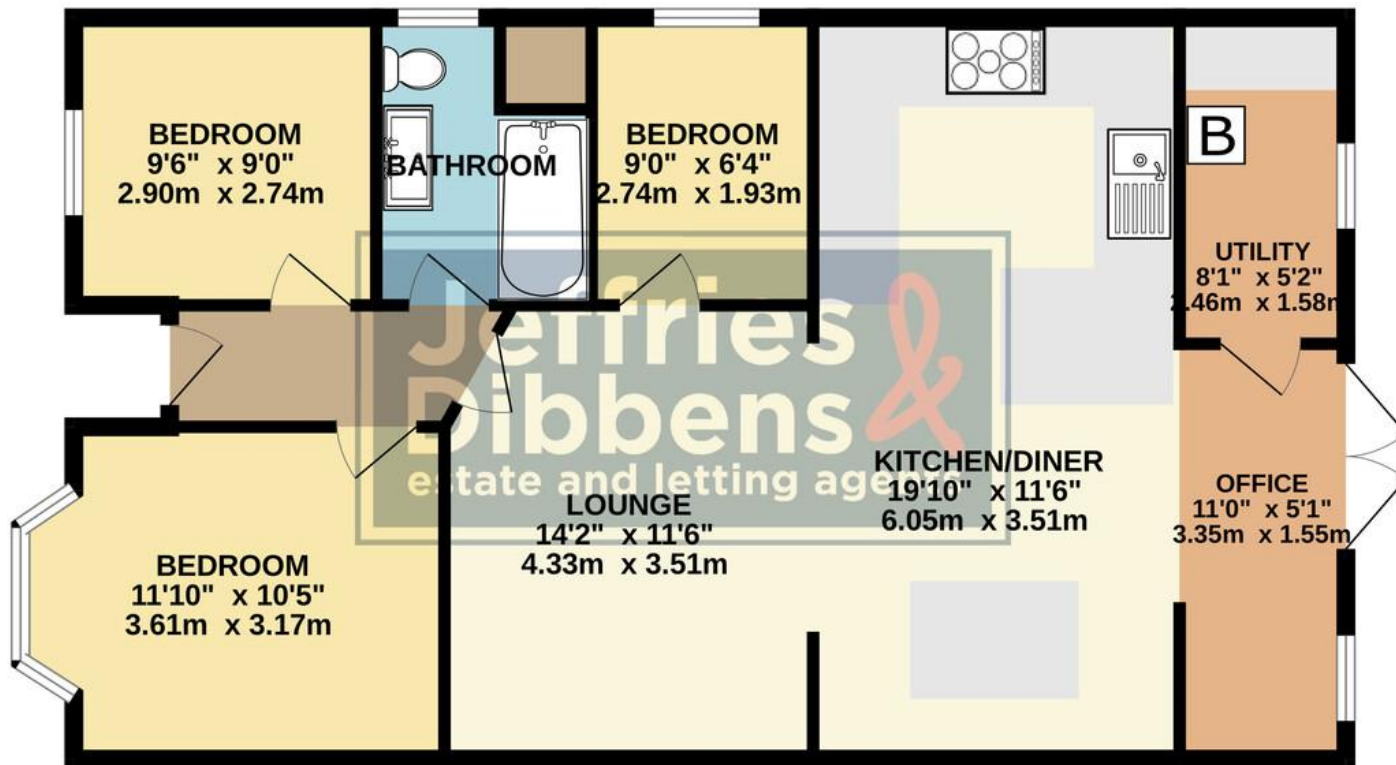
CABIN

22' 11" x 11' 5" (7.00m x 3.50m)

PARKING Off road parking to front of property.



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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 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

OFFICE ADDRESS
78 West Street, Portchester,
Fareham, PO16 9UN

CONTACT
023 9243 5000
portchester@jeffries.co.uk
www.jdea.co.uk