

OFFERS IN EXCESS OF £450,000

SOUTHFIELDS, PORTCHESTER, PO16 9FG



- Three Bedrooms (dressing area & en-suite to the main bedroom)
- Entrance Lobby
- Dual Aspect Lounge
- Dual Aspect Fitted Kitchen/Dining Room
- Separate Utility Room & Downstairs Cloakroom/WC
- First Floor Family Bathroom
- Gas Central Heating & Double Glazed Windows
- Vendor Owned Solar Panels With Battery

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

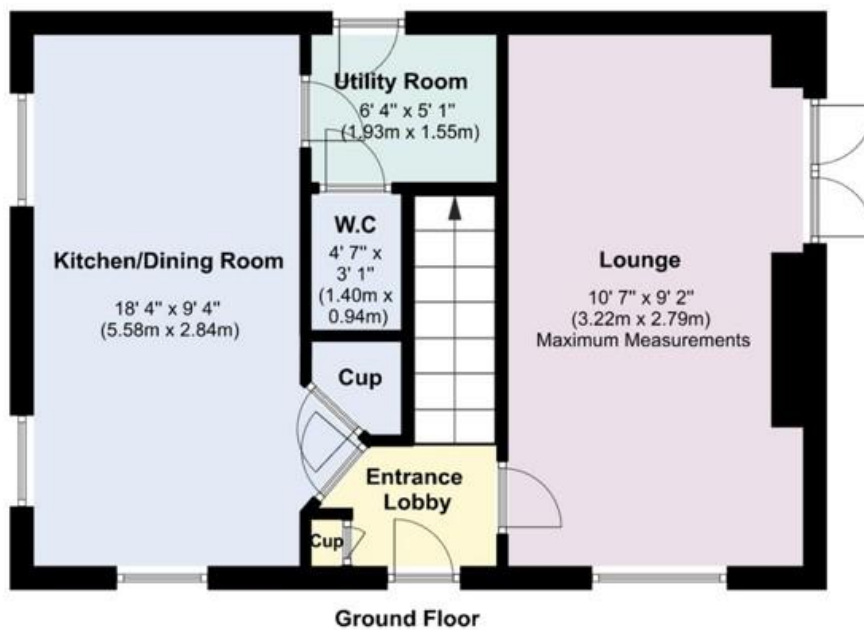
www.fenwicks-estates.co.uk

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2945

Council Tax Band: D

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



The Accommodation Comprises:-

Part glazed composite front door to:

Entrance Lobby:-

Stairs leading to the first floor with under stairs storage, additional storage cupboard, LVT flooring, flat ceiling with smoke detector. Doors to:



Kitchen/Dining Room:-

18' 4" x 9' 4" (5.58m x 2.84m)

A dual aspect room with UPVC double glazed windows to the front and side elevations allowing natural light, the kitchen area is fitted with a modern range of matching base and eye level soft close units with roll top work surfaces and matching up stands, one and a half bowl single drainer sink unit in set with an extendable mixer tap and part tiled walls, built-in double oven, ceramic hob with extractor canopy, integrated dishwasher, built-in fridge/freezer, radiator, LVT flooring, dining area with space for table and chairs, an additional radiator, flat ceiling with spotlights inset. Door to:

Lounge:-

18' 5" x 10' 2" (5.61m x 3.10m) Maximum Measurements

A dual aspect room with UPVC double glazed window to the front elevation, radiator media wall with TV recess and aerial point, wood effect remote control electric fire below, display shelving with lighting inset, feature half height panelled wall, UPVC double glazed doors with fitted blinds overlooking and accessing the garden and flat ceiling.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Downstairs Cloakroom/WC:-

4' 7" x 3' 1" (1.40m x 0.94m)

Modern white suite comprising close coupled WC, pedestal wash and basin with mixer tap and tiled splashback, radiator, LVT flooring and flat ceiling with extractor.

First Floor Landing:-

UPVC double glazed window to the rear elevation, radiator with decorative cover, built-in storage cupboard, flat ceiling with access to the loft. Doors to:



Utility Room:-

6' 4" x 5' 1" (1.93m x 1.55m)

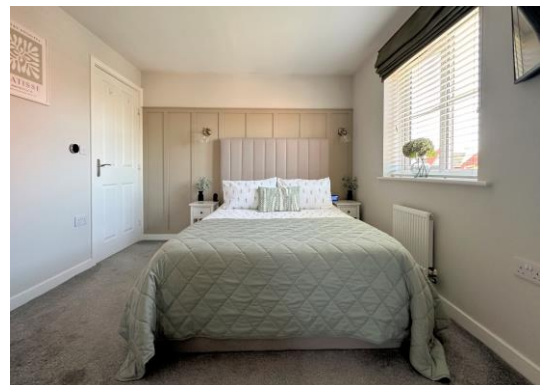
Space and plumbing for washing machine and tumble dryer with roll top worksurface above and matching upstand, radiator, cupboard housing the gas central heating boiler, LVT flooring, flat ceiling, part double glazed composite door leading to the garden. Further internal door to:



Bedroom One:-

18' 4" x 10' 3" (5.58m x 3.12m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to the front and side elevations, two radiators, feature part panelled wall, dressing area with fitted wardrobes, TV aerial point, flat ceiling. Door to:



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Bedroom Two:-

10' 7" x 9' 2" (3.22m x 2.79m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to the front and side elevations, radiator and flat ceiling.



Bedroom Three:-

9' 1" x 7' 5" (2.77m x 2.26m)

UPVC double glazed window to the side elevation, radiator and flat ceiling.



En-Suite Shower Room:-

7' 2" x 3' 9" (2.18m x 1.14m)

Opaque UPVC double glazed window to the front elevation, modern white suite comprising tiled double shower cubicle with rainwater and handheld showers, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, LVT flooring and flat ceiling with extractor.



Family Bathroom:-

7' 2" x 6' 2" (2.18m x 1.88m)

Opaque UPVC double glazed window to the front elevation, modern white suite comprising panelled bath with mixer tap, Mira electric shower and screen, wash hand basin with mixer tap, close a coupled WC, part tiled walls, radiator and flat ceiling.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Outside:-

To the front of the property is an open plan garden area with a selection of mature shrubs and path way leading to the front door. There is a driveway allowing off street parking which leads to the detached brick built garage/workshop with a power roller door and EV car charger.



Rear Garden:-

Wooden gates then lead to the enclosed low maintenance West facing rear garden with a patio area which is ideal for entertaining purposes and wooden pergola, there are outside power sockets, a water tap and Astroturf lawn for ease of maintenance.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

Agents Note:-

The property is subject to an annual maintenance charge which is currently £291.98 per annum.

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

