Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£625,000

Sandport Grove, Portchester, Fareham, PO16 9EA



- Four Bedrooms (en-suite shower room)
- Entrance Hallway & Downstairs Cloakroom/WC
- Open Plan Fitted Kitchen/Dining/Family Room
- Utility Room
- Ground Floor Bedroom Four/Study
- Sitting Room With Media Wall
- Modern Bath/Shower Room
- Gas Central Heating & Double Glazed Windows
- Off Street Parking & Detached

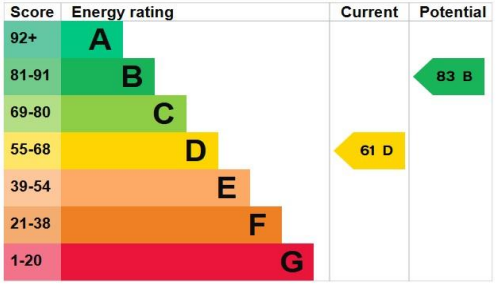
Portchester Office
92 West Street Portchester Hampshire PO16 9UQ
Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk
www.fenwicks-estates.co.uk

The Property Ombudsman

Fenwicks

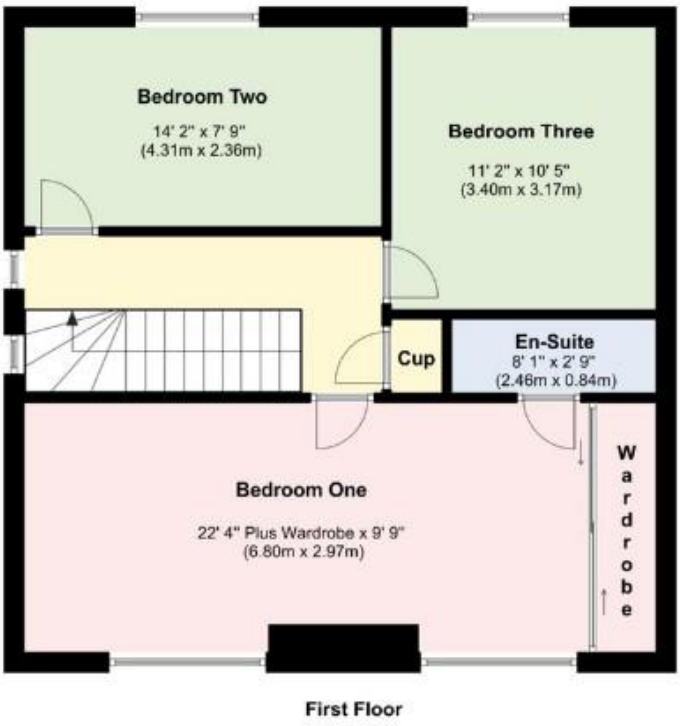
Property Reference: P2970

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 Property Ombudsman

Fenwicks

The Accommodation Comprises:-

Part double glazed composite front door to:

Entrance Lobby:-

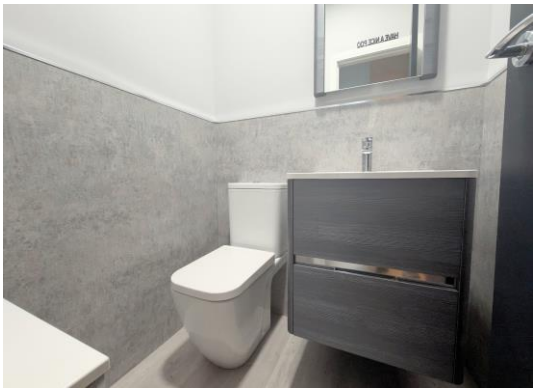
Opaque UPVC double glazed window, flat ceiling. Double glazed internal door to:

Entrance Hallway:-

Stairs leading to the first floor with wooden balustrade and glass inset, flat ceiling with spot lights inset. Replacement doors to:

Downstairs Cloakroom/WC:-
4' 8'' x 4' 3'' (1.42m x 1.29m)

Re-fitted suite comprising close coupled WC, wash hand basin with mixer tap and vanity storge below, chrome heated towel rail, half height water proof panelling to the walls, wood effect laminate flooring and flat ceiling.



Sitting Room:-
14' 0'' x 10' 4'' (4.26m x 3.15m)

UPVC double glazed window to the front elevation, contemporary radiator, feature media wall worth TV recess with display shelving and cupboards to the side, electric living flame fire inset and flat ceiling with spot lights.



Study/Bedroom Four:-
10' 4'' x 10' 3'' (3.15m x 3.12m)

UPVC double glazed window to the front elevation, contemporary radiator, picture rail and coving to flat ceiling.

Utility Room:-
8' 2'' x 6' 1'' (2.49m x 1.85m)

UPVC double glazed window to the side elevation, space and plumbing for washing machine and tumble dryer with roll top worksurface over, matching upstand and storage below, additional cupboard housing the gas central heating boiler and flat/sloping ceiling with spotlights inset.



Bath/Shower Room:-
10' 8'' x 8' 2'' Plus Wet Room (3.25m x 2.49m)

A generous size re-fitted bath/shower room with a white suite and brushed brass fittings comprising double ended free standing bath with central mixer tap and shower attachment, close coupled WC, recessed his and hers wash hand basins with mixer taps, wooden mantle shelf, lighting and fitted mirror above, separate double walk in shower area with hand held and rainwater showers, attractive tiling 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

The Property Ombudsman

the walls and floor, heated towel rail, fitted wall cupboards, flat ceiling with pelmet lighting and extractor.









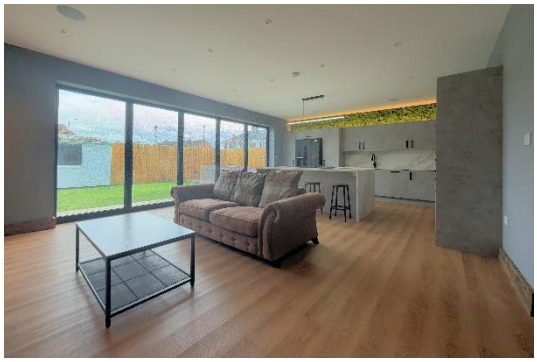
Fitted Kitchen/Dining/Family Room:-
27' 7'' x 24' 9'' (8.40m x 7.54m) Maximum Measurements

A well proportioned multi purpose room with double glazed bi-folding doors overlooking and accessing the garden. The kitchen has an extensive range of base, eye and larder style soft close units with Quartz worktops and matching splash backs, single bowl sink unit inset with mixer tap, built in eye level oven and combi oven, matching island unit with additional storage below and five ring gas hob inset, recess for American fridge/freezer, integrated dishwasher, seating area with TV recess, wooden mantle shelf and living flame fire inset, three contemporary radiators, dining area with space for a table and chairs, wood effect laminate flooring throughout, flat ceiling with spot lights inset and speaker system.

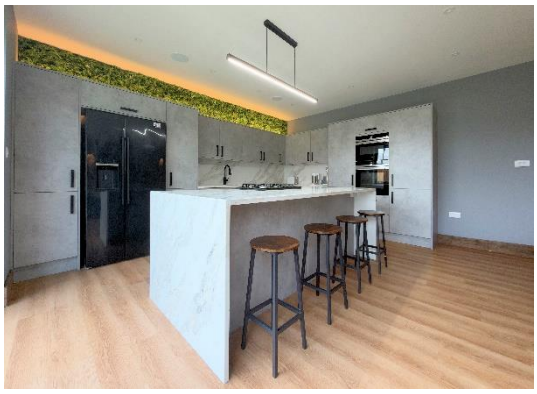


Portchester Office
92 West Street Portchester Hampshire PO16 9UQ
Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk
www.fenwicks-estates.co.uk

The Property Ombudsman













First Floor Landing:-

Opaque UPVC double glazed window to the side elevation, built in storage cupboard, feature display recess with spot light inset, flat ceiling with additional spotlights and replacement doors to:



Bedroom One:-
22' 4'' Plus Wardrobe x 9' 9'' (6.80m x 2.97m)

UPVC double glazed windows to the front elevation, two contemporary radiators, built in wardrobes, flat/sloping ceiling. Replacement 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





En-Suite Shower Room:-

Re-fitted white suite with brushed brass fittings comprising tiled shower cubicle with rainwater and hand held showers, WC with concealed cistern, shelf above and storge cupboard, wall mounted wash hand basin with mixer tap and vanity storage below, attractive wall and floor tiling and flat ceiling with extractor.





Bedroom Two:-
14' 2'' x 7' 9'' (4.31m x 2.36m)

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



Bedroom Three:-
11' 2'' x 10' 5'' (3.40m x 3.17m)

UPVC double glazed window to the rear elevation, contemporary 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

The Property Ombudsman

Fenwicks

Outside:-

To the front of the property there is off street parking for several, with side pedestrian access and a wooden gate leading to the rear garden.



Rear Garden:-

The rear garden is enclosed and low maintenance with a patio area for entertaining purposes, Astro turf lawn, raised decking and a lean-to area to the side. There is also additional parking to the rear leading to the detached garage/workshop with up/over door, double glazed window and side courtesy door and power connected.









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 Property Ombudsman

Fenwicks

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

The Property Ombudsman