

Offers in Excess of £250,000

Seaway Grove, Portchester, PO16 9HL



- Two Double Bedrooms
- Entrance Lobby
- Ground Floor Study/Office
- Lounge With Open Fireplace
- Dining Room
- Kitchen
- White Bathroom Suite
- Double Glazed Windows
- Gas Central Heating
- Enclosed Garden

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

Property Reference: P2956

Council Tax Band: A

Score	Energy rating	Current	Potential	Rating	Current	Potential
92+	A					
81-91	B					
69-80	C	77 C	78 C	C	77 C	78 C
55-68	D			D		
39-54	E			E		
21-38	F			F		
1-20	G			G		

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



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The Accommodation Comprises:-

Covered entrance with quarry tiled step and part double glazed composite front door to:

Entrance Lobby:-

Stairs leading to the first floor, radiator, wood effect laminate flooring. Walkway to:

Study/Office:-

9' 5" x 5' 9" (2.87m x 1.75m)

UPVC double glazed window to the rear elevation, radiator and wood effect laminate flooring.



First Floor Landing:-

UPVC double glazed window to the rear elevation, built-in storage cupboard, wood effect laminate flooring, picture rail. Doors and walkway to:

Lounge:-

15' 9" x 11' 7" (4.80m x 3.53m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, TV aerial point, feature open fireplace with tiled hearth and bespoke storage cupboards to either side, engineered wooden flooring.



Dining Room:-

11' 7" x 10' 5" (3.53m x 3.17m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, space for a table and chairs if required, stairs leading to the first floor and wood effect laminate flooring.



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Kitchen:-

11' 5" Plus Larder Cup x 9' 5" (3.48m x 2.87m)

UPVC double glazed window to the rear elevation, fitted base and eye level storage units, roll top worksurfaces, one and a half bowl sink unit inset with mixer and part tiled walls, range style cooker to remain with extractor canopy and stainless splash back, space and plumbing for washing machine and dishwasher, recess for fridge/freezer, larder cupboard, radiator and cupboard housing gas central heating boiler.



Bedroom Two:-

12' 0" x 10' 6" (3.65m x 3.20m)

UPVC double glazed window to the front elevation and radiator.



Bathroom:-

11' 1" x 5' 9" (3.38m x 1.75m) Maximum Measurements

Opaque UPVC double glazed window to the rear elevation, white suite comprising panelled bath with mixer tap and shower attachment, wall mounted wash hand basin, close coupled WC, part tiled walls and radiator.



Top Floor Landing:-

Door and walkway to:

Bedroom One:-

16' 7" x 11' 2" (5.05m x 3.40m) Maximum Measurements with Restricted Headroom

A dual aspect room with double glazed Velux style windows to the front and rear elevations, radiator, feature panelled wall with built in storage cupboards and access to additional eaves storage.

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Dressing Room:-

11' 0" x 5' 4" (3.35m x 1.62m) Restricted Headroom

Double glazed Velux style window to the rear elevation, radiator, built in hanging and shelving to remain.



Rear Garden:-

A wooden gate leads to the enclosed garden which has a patio area for entertaining purposes with a built in seating area and slate chipped borders.



Outside:-

There is a low maintenance block paved frontage that has potential for off street parking (STPP), outside power socket and water tap. Pedestrian access leads to the front door and onto the garden.

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Agents Note:-

Please be advised this property is leasehold: The lease is 125 years from the 9th February 2004. The current maintenance charge is £631.00 per annum and the ground rent is £10.00 per annum.

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