



GUIDE PRICE
£580,000-£590,000
1 The Leaway
Portchester, PO16 8PH

PROPERTY SUMMARY

Conveniently located within walking distance of the Train Station and the Town Centre in a quiet residential location is a unique opportunity to acquire a substantial and beautifully presented three bedroom detached chalet bungalow. The property sits on a large corner plot and provides spacious rooms throughout with three double bedrooms, two bath/shower rooms, large kitchen/dining space, large utility room and delightful large lounge. With front, side and rear attractive gardens a detached double garage, vehicle hardstand and no onward chain, viewing is most certainly advised.





PORCH Via double glazed doors, tiled floor, door to:

HALL Spacious hall with stairs to first floor landing, storage cupboard, radiator, tiled floor, doors to:

RECEPTION ROOM 20' 4" x 13' 7" (6.2m x 4.14m) Side aspect double glazed window and rear aspect double glazed window overlooking garden. Feature stone fire surround and hearth with wood burner, 2 x radiator.

BEDROOM/RECEPTION ROOM 17' 8" x 11' 0" (5.38m x 3.35m) Front aspect double glazed bay window and side aspect double glazed window, radiator x 2.

BEDROOM 14' 2" x 10' 9" (4.32m x 3.28m) Side aspect double glazed bay window and front aspect double glazed window, radiator.

SHOWER ROOM 7' 6" x 7' 5" (2.29m x 2.26m) Side aspect double glazed window. Modern suite comprising 1200MM walk in shower with mains shower, low flush WC, free standing basin and vanity storage unit, triple mirrored cabinet, tiled floor, acrylic splash back areas, towel rail radiator.

KITCHEN/DINER 16' 8" x 12' 5" (5.08m x 3.78m) Rear aspect double glazed window and double doors to garden. Comprehensive range of units with Corian work surfaces over. Inset double sink and etched draining area, integrated fridge, two integrated ovens, five ring gas hob with hood over, large breakfast bar area, partial Corian/tiled splash back area, wood flooring, radiator, door to:

UTILITY ROOM 12' 5" x 6' 0" (3.78m x 1.83m) Side aspect double glazed window and rear aspect double glazed door to garden, base, drawer units and Corian work surfaces with counter top storage units, sink unit with pull out mixer spray tap, wall mounted boiler, tiled splash back, radiator.

LANDING Rear aspect double glazed window, eaves storage access, doors to:

BEDROOM 21' 4" x 12' 0" (6.5m x 3.66m) Front aspect double glazed window, radiator.

BATHROOM 10' 4" x 9' 2" (3.15m x 2.79m) Front aspect double glazed window, side aspect double glazed Velux window. Suite comprising panelled bath, low flush WC. oversize basin and vanity storage unit, tiled surrounds, extractor fan, radiator.

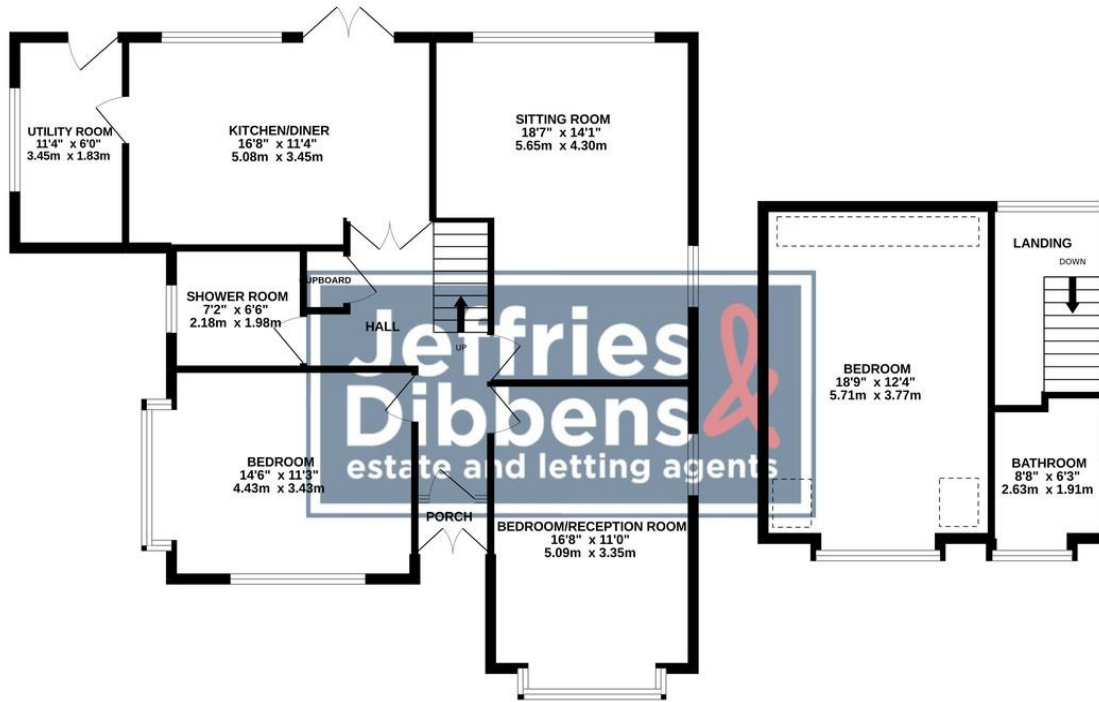
DOUBLE GARAGE 15' 6" x 15' 4" (4.72m x 4.67m) Electric roll top door, overhead storage area, power, light, personal door to garden.

GARDENS The property is situated on a sizeable corner plot and provides attractive gardens to front side and rear. The rear has lawn, borders and seating areas with pergola, storage shed, side pedestrian access and personal access to the garage. The front and side has mature attractive borders and lawn areas.



GROUND FLOOR

1ST FLOOR



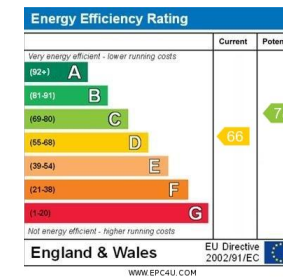
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2022

LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



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



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

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