

## OFFERS IN EXCESS OF £460,000

MORNINGSIDE AVENUE, PORTCHESTER, PO16 8LR



- Three/Four Bedrooms
- Entrance Hall
- Lounge
- Modern Open Plan Kitchen/Diner
- Separate Utility
- Refitted Bathroom
- Double Glazing
- Gas Central Heating
- Block Paved Off Road Parking
- Workshop
- Enclosed Rear Garden
- Garden Room/Home Office (15' 5" x 11' 10")

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2436

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



## The Accommodation Comprises:-

Covered entrance with composite front door into:

### Entrance Hall:-

9' 3" x 9' 1" (2.82m x 2.77m)

Stairs to first floor, vertical modern radiator, under stairs storage cupboard, parquet style wood effect tiled flooring and coving to flat ceiling. Door to:

### Lounge:-

13' 0" x 10' 11" (3.96m x 3.32m)

Twin modern radiators, continuation of parquet style wood effect tiled flooring, feature fireplace area with recess above for large television and flat ceiling. Walkway to:

### Kitchen/Diner:-

22' 6" x 18' 9" (6.85m x 5.71m)

### Kitchen Area:-

Full width double glazed sliding Cortizo patio doors overlooking and accessing the rear garden, matching range of solid wood base and larder units, wooden worksurfaces, single bowl sink unit with mixer tap, built-in double oven and microwave, built-in coffeemaker (available by separate negotiation), island with stone work surface and five ring gas hob (with electrical connection for induction hob if required), built-in dishwasher, recess for American style fridge/freezer, continuation of parquet style wood effect tiled flooring and flat ceiling with spotlighting inset and ceiling lantern.



## Portchester Office

92 West Street, Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)



### Dining Area:-

Space for table and chairs, twin contemporary radiators, continuation of parquet style wood effect tiled flooring, seating area and fireplace with log burner inset (to remain). Door to:



### Utility Cupboard:-

Base and eye level units, worksurface, space and plumbing for washing machine, space for tumble dryer, tiled floor and flat ceiling with spotlight inset.

### Bedroom Two:-

12' 4" Into Bay x 10' 5" (3.76m x 3.17m) Maximum Measurements

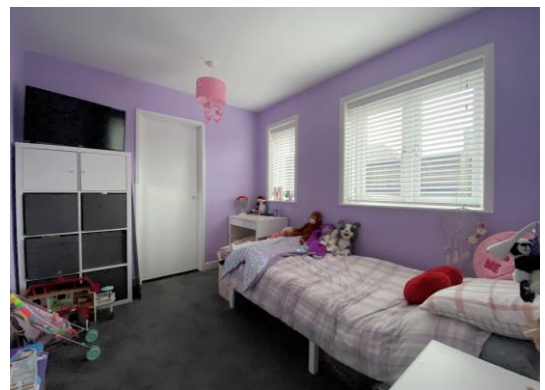
Double glazed part bay window to front elevation, contemporary radiator and coving to flat ceiling.



### Bedroom Three:-

10' 3" x 8' 4" (3.12m x 2.54m)

Double glazed windows to side elevation, contemporary radiator, walk-in wardrobe cupboard housing gas central heating boiler and flat ceiling.



### Bathroom:-

7' 0" x 5' 2" (2.13m x 1.57m)

Opaque double glazed window to front elevation, panelled bath with handheld shower attachment and rainwater shower over, high-level WC, wash hand basin inset vanity unit, partly tiled walls, contemporary radiator, tiled floor and flat ceiling.

### Portchester Office

92 West Street, Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



### Bedroom Four/Study:-

7' 2" x 8' 10" (2.18m x 2.69m) Plus Window Recess

Double glazed window to rear elevation and flat and part sloping ceiling.

### Outside:-

Block paved off road parking to the front with steps to property. Side access leads to:



### First Floor Landing:-

Double glazed window to side elevation on half landing, built-in over stairs cupboard and flat ceiling.

### Bedroom One:-

12' 6" x 11' 7" (3.81m x 3.53m) Plus Window Recesses

Double glazed windows to front elevation with views towards Portsmouth harbour and rear elevation overlooking the garden, flat and part sloping ceilings, contemporary radiator and built-in storage cupboard.



### Workshop:-

15' 9" x 6' 2" (4.80m x 1.88m)

Hot and cold water taps and double glazed door providing side access to rear garden.

### Rear Garden:-

Low maintenance, enclosed, porcelain patio area with space for table and chairs for socialising and entertaining purposes, stairs leading to AstroTurf lawn, raised beds, outside lighting and covered hot tub area.



### Portchester Office

92 West Street, Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



**Garden Room/Home Office:-**  
15' 5" x 11' 10" (4.70m x 3.60m)

Bi-folding double glazed doors, power and light connected, wi-fi, heating and air conditioning.



**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: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk