



**NESBITT & SONS**  
ESTATE AGENTS



**9 Richmond Rise, Fareham, PO16 8DG**  
**£415,000**

Nestled in the highly sought-after hillside location of Richmond Rise, Portchester, this charming extended semi-detached house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with friends and family.

The heart of the home is undoubtedly the modern fitted kitchen/breakfast room, which is designed to cater to all your culinary needs. This inviting space is perfect for casual dining and family breakfasts, making it a wonderful spot to start your day.

The property boasts a modern family bathroom suite and a detached garage, providing additional storage or potential for a workshop. Parking is a breeze with space for up to three vehicles, making it ideal for families with multiple cars or guests.

Entrance Hallway



First Floor Landing



Downstairs WC

Living Room 15'2 x 12'7 (4.62m x 3.84m)



Bedroom One 12'6 x 12'0 (3.81m x 3.66m)



Dining Room 16'9 x 10'6 (5.11m x 3.20m)



Bedroom Two 11'1 x 10'8 (3.38m x 3.25m)



Kitchen/Breakfast Room 19'10 x 8'4 (6.05m x 2.54m)



Bedroom Three 8'5 x 7'11 (2.57m x 2.41m)



Family Bathroom 6'6 x 6'6 (1.98m x 1.98m)



Outside

Driveway

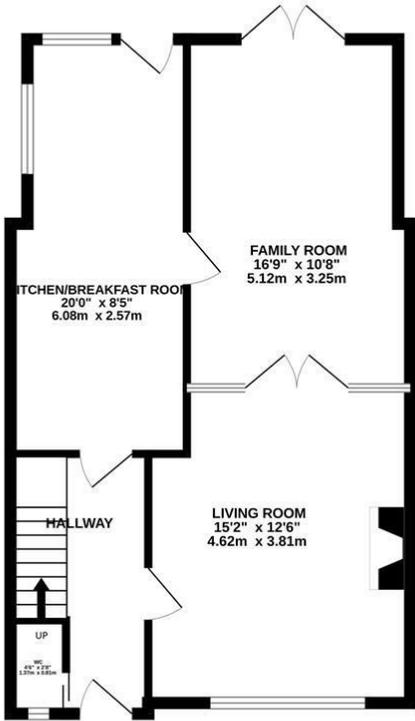
Garage

Garden

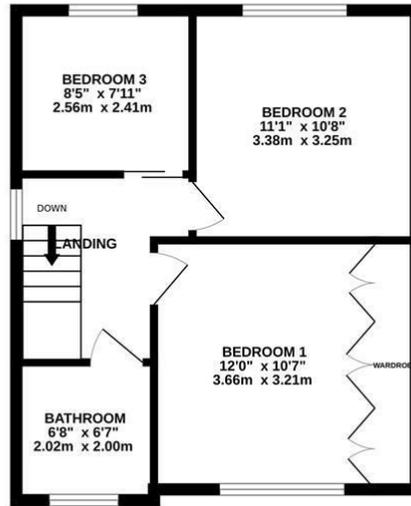


# Floor Plan

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.

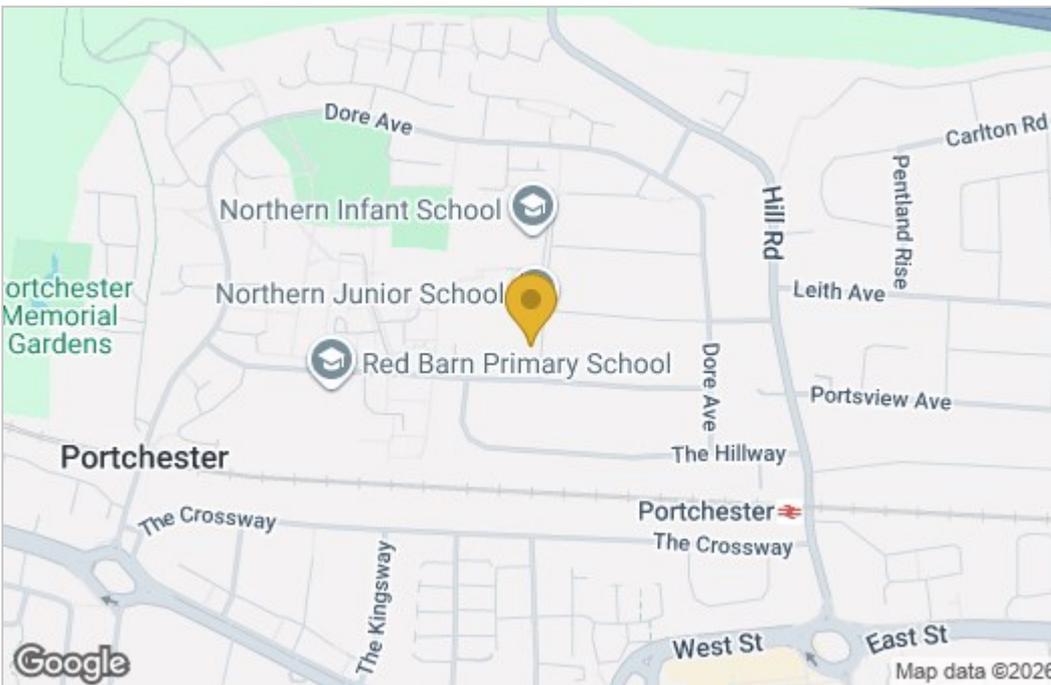


3 BEDROOM SEMI DETACHED

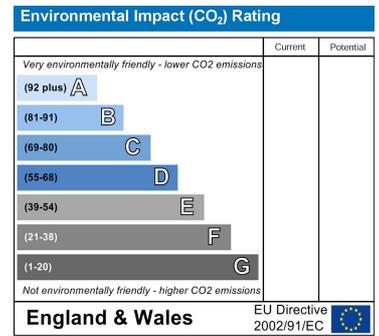
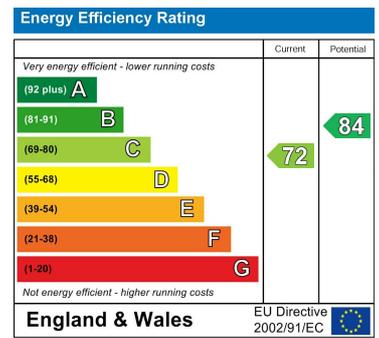
TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

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.  
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# Area Map



# Energy Efficiency Graph



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