

# Shore View

## Portchester, Hampshire

### Plot 98, The Mallard - £585,000

4 bedrooms | 2 bathrooms | 1,408 sq ft



#### Specifications

- Fully fitted kitchen/dining area
- En-suite to master bedroom
- Off road parking for 3 vehicles
- Downstairs cloakroom
- Integrated dishwasher and microwave
- Electric Vehicle charging point
- 10 year LABC warranty



#### GROUND FLOOR

##### Living Room

4819mm x 3335mm 15' 10" x 10' 11"

##### Kitchen/Dining Room

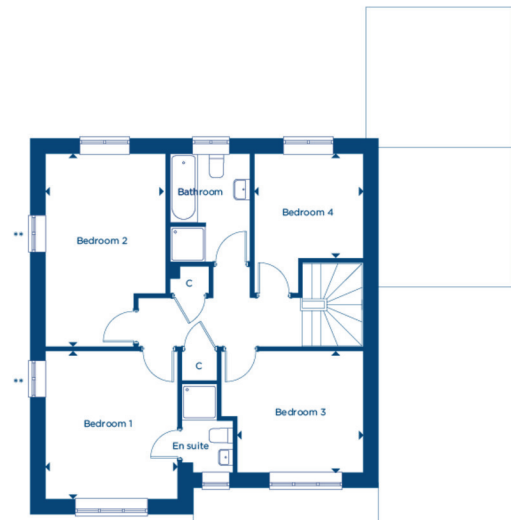
8197mm x 3703mm 26' 11" x 12' 2"

##### Study

3030mm x 2967mm 9' 11" x 9' 9"

##### Garage

5860mm x 2823mm 19' 3" x 9' 3"



#### FIRST FLOOR

##### Bedroom 1

3720mm x 3335mm 12' 2" x 10' 11"

##### Bedroom 2

4833mm x 3032mm 15' 10" x 9' 11"

##### Bedroom 3

3572mm x 3045mm 11' 9" x 10' 0"

##### Bedroom 4

2740mm x 2633mm 9' 0" x 8' 8"

##### Bathroom

2720mm x 2035mm 8' 11" x 6' 8"

*All imagery, floor plans, and dimensions are approximate and indicative only.  
Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.*