

Floor Plan



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (20 plus) A	
(81-91) B		(18-21) B	
(69-80) C		(15-17) C	
(55-68) D		(12-14) D	
(39-54) E		(8-11) E	
(21-38) F		(5-7) F	
(1-20) G		(1-4) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

5 Nautilus Drive
Portsmouth, PO6 4FF

** TWO BEDROOM - TWO BATHROOM + PARKING FOR TWO CARS - NEWLY BUILT IN 2018 **

Castles are pleased to welcome to the market this stunning two bedroom house yards away from the waterfront in the recent development of Nautilus Drive.

The end of terrace property consists of two double bedrooms, one benefitting from an en-suite, an open plan lounge diner with double doors out on to the well presented garden area, modern kitchen, downstairs w/c and upstairs family bathroom.

The property benefits from two off road allocated parking spaces.

This development was completed in 2018 and the home still is covered by the original 10 year NHBC guarantee.

Within walking distance to Port Solent and Portchester this property would make an ideal purchase for first time buyers and families alike as it is close to local shops.

To arrange a viewing on this property please call Castles today.

Asking price £325,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

5 Nautilus Drive

Portsmouth, PO6 4FF



- NAUTILUS DRIVE
- TWO BEDROOMS
- TWO PARKING SPACES
- YARDS AWAY FROM THE SEAFRONT
- WALKING DISTANCE TO PORTCHESTER
- NEWLY BUILT IN 2018 BY CRAYFERN
- TWO BATHROOMS
- END OF TERRACE
- WALKING DISTANCE TO PORT SOLENT
- WITHIN 10 YEARS NHBC

LOUNGE/DINER
18'0" x 13'9" (5.5 x 4.2)
Open plan lounge diner with double doors out on to the well presented garden space.

KITCHEN
11'9" x 6'10" (3.6 x 2.1)
Induction hobs, extractor, built in eye level oven, integrated fridge freezer, washing machine, plenty of cupboard space and wall units, sink/drain, double glazed window.

DOWNSTAIRS W/C
W/C, wash basin, tiled floor.

BEDROOM ONE
12'5" x 9'2" (3.8 x 2.8)
Large double bedroom, built in wardrobes, carpeted, double glazed window and access to ensuite.

EN-SUITE
6'10" x 9'2" (2.1 x 2.8)
Large shower, wash basin, w/c, towel rail, tiled floor and part tiled walls.

BEDROOM TWO
11'9" x 9'10" (3.6 x 3.0)
Large double bedroom with built in storage, carpeted and double glazed window.

BATHROOM
6'2" x 6'6" (1.9 x 2.0)
Bath with shower, w/c, wash basin with unit, tiled floors and walls, double glazed window.

GARDEN
The garden is of an east and south aspect, is astroturfed and paved so easy to maintain. There is a large shed and side access out to the parking spaces.

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Estate Costs
Please be aware there is an estate charge of £297.44 per annum. This goes towards maintenance of the road, lighting and bushes.

