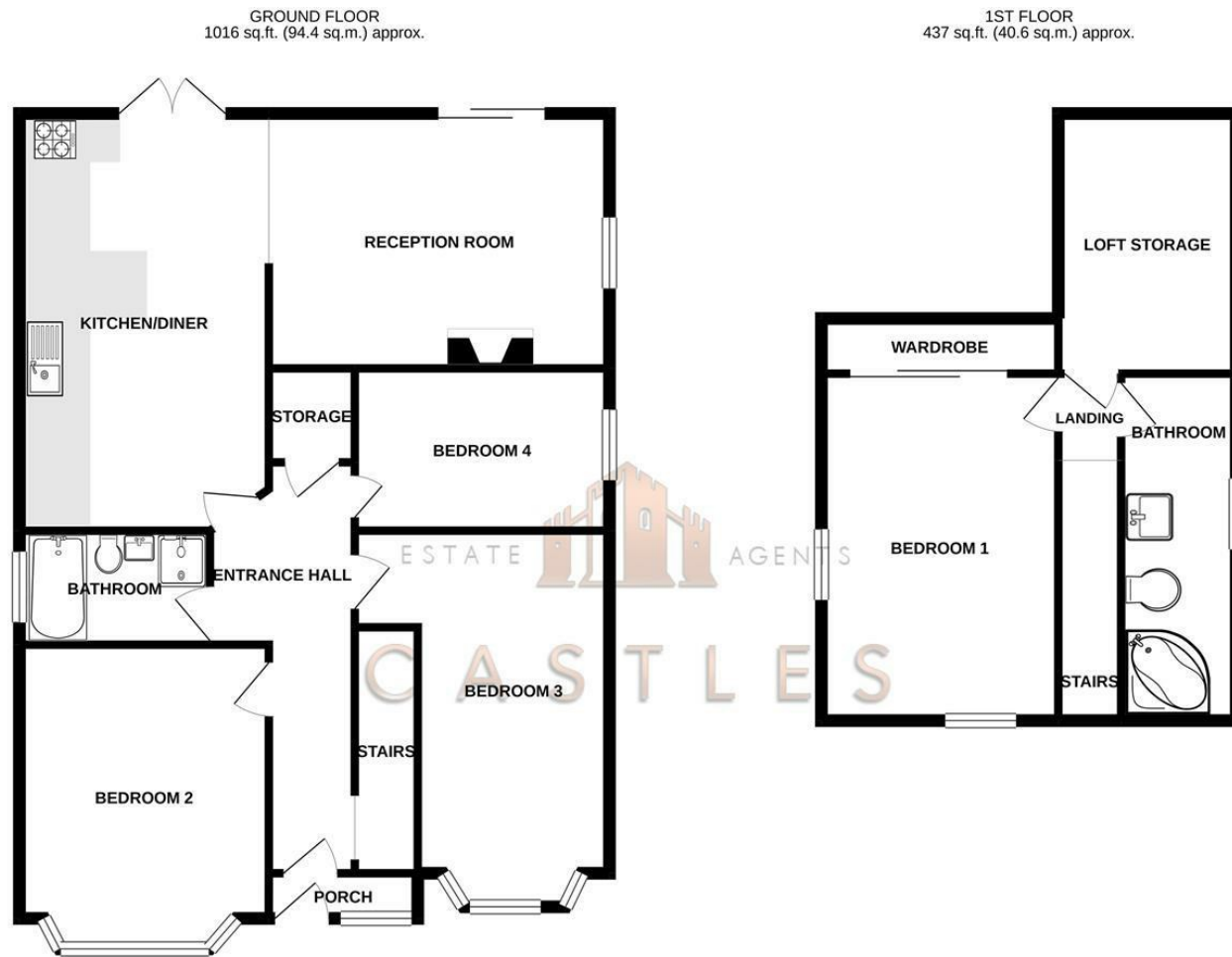


Floor Plan



TOTAL FLOOR AREA: 1453 sq.ft. (135.0 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>	
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small>		<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	

8 Pentland Rise
Fareham, PO16 8JP

*** 4 BED DETACHED CHALET BUNGALOW + GARAGE & PARKING ***

Castles are proud to welcome to the market this large four bedroom detached chalet bungalow situated in the sought after Portchester hill slopes location of Pentland Rise.

This property benefits from plenty of off road parking with a driveway to the front and side which also leads to the garage. Moving inside the property there is a fair sized entrance hallway which links you to all the ground floor rooms. There are three double bedrooms to the front of the property and a modern bathroom which features a separate shower and bath. There is a large kitchen diner which is open plan to the lounge at the rear of the property. There are sliding doors from the lounge and double doors from the kitchen which both take you outside onto the large patio. The garden is a fair size and of an east/south aspect so plenty of sunshine on offer throughout the day. The garden benefits from a summer house/man cave which houses a pool table and bar area along with an external w/c. There is also a bbq area at the bottom of the garden and a freestanding swimming pool. Moving back inside the property and upstairs you will find a spacious master bedroom with built in sliding wardrobes and a modern bathroom. There is also a large storage room in the loft.

The property is well presented throughout and if you wish to book a viewing please get in contact today.

Offers over £485,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
 PORTCHESTER
 PO16 9QD



02394318899

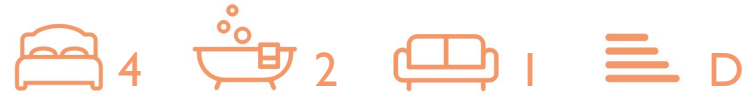


CHARLES@CASTLESTATES.CO.UK
 GARY@CASTLESTATES.CO.UK
 SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

8 Pentland Rise

Fareham, PO16 8JP



- DETACHED CHALET BUNGALOW
- PORTCHESTER HILL SLOPES
- SUMMER HOUSE / MAN CAVE
- GARAGE
- OPEN PLAN KITCHEN DINER
- FOUR BEDROOMS
- LARGE GARDEN
- TWO BATHROOMS
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT

LOUNGE

15'8" x 11'9" (4.8 x 3.6)

Spacious lounge area open to kitchen diner featuring rear aspect double glazed sliding doors to garden, feature brick fireplace with inset gas fire and 2 x radiators.

KITCHEN/DINER

19'4" x 11'5" (5.9 x 3.5)

Large kitchen diner featuring a range of wall and base units with integrated oven, hob, hood, washing machine, dishwasher and fridge. Ceramic sink/drain, 1 x radiator and a tiled floor. Rear aspect double glazed double doors and window to terrace.

BATHROOM

5'2" x 8'10" (1.6 x 2.7)

Modern suite featuring tile panelled bath, enclosed shower cubicle with mains shower, low flush wc, vanity wash basin, towel rail 1 x radiator, tiled floor and walls.

BEDROOM ONE

16'0" x 10'9" (4.9 x 3.3)

Master bedroom suite featuring built in wardrobes with sliding doors, 1 x radiator and 2 x double glazed velux windows.

BEDROOM TWO

12'9" x 11'9" (3.9 x 3.6)

Double bedroom, front aspect double glazed bay window, 1 x radiator.

BEDROOM THREE

8'10" x 11'9" (2.7 x 3.6)

Double bedroom, front aspect double glazed bay window, 1 x radiator.

BEDROOM FOUR

11'9" x 7'6" (3.6 x 2.3)

Currently finished with a single bed but possible a small double would fit in this room. Side aspect double glazed window, 1 x radiator and wood flooring.

UPSTAIRS BATHROOM

16'0" x 4'7" (4.9 x 1.4)

Upstairs bathroom suite comprising a corner bath, low flush w/c, vanity hand basin, 1 radiator, tiled walls, tiled floor and a side aspect double glazed velux window.

LOFT STORAGE

Large loft storage accessed from the top of the stairs. Plenty of storage space.

GARDEN

Large east/south aspect garden comprising large tiled terrace enclosed by stainless steel and glass balustrade, lawn areas, further tiled area, pergola covered patio area, freestanding swimming pool, brick built barbecue area, outside w/c, side access to the driveway and garage and summer house/games room featuring pool table and bar area.

