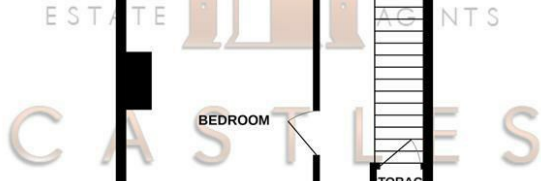
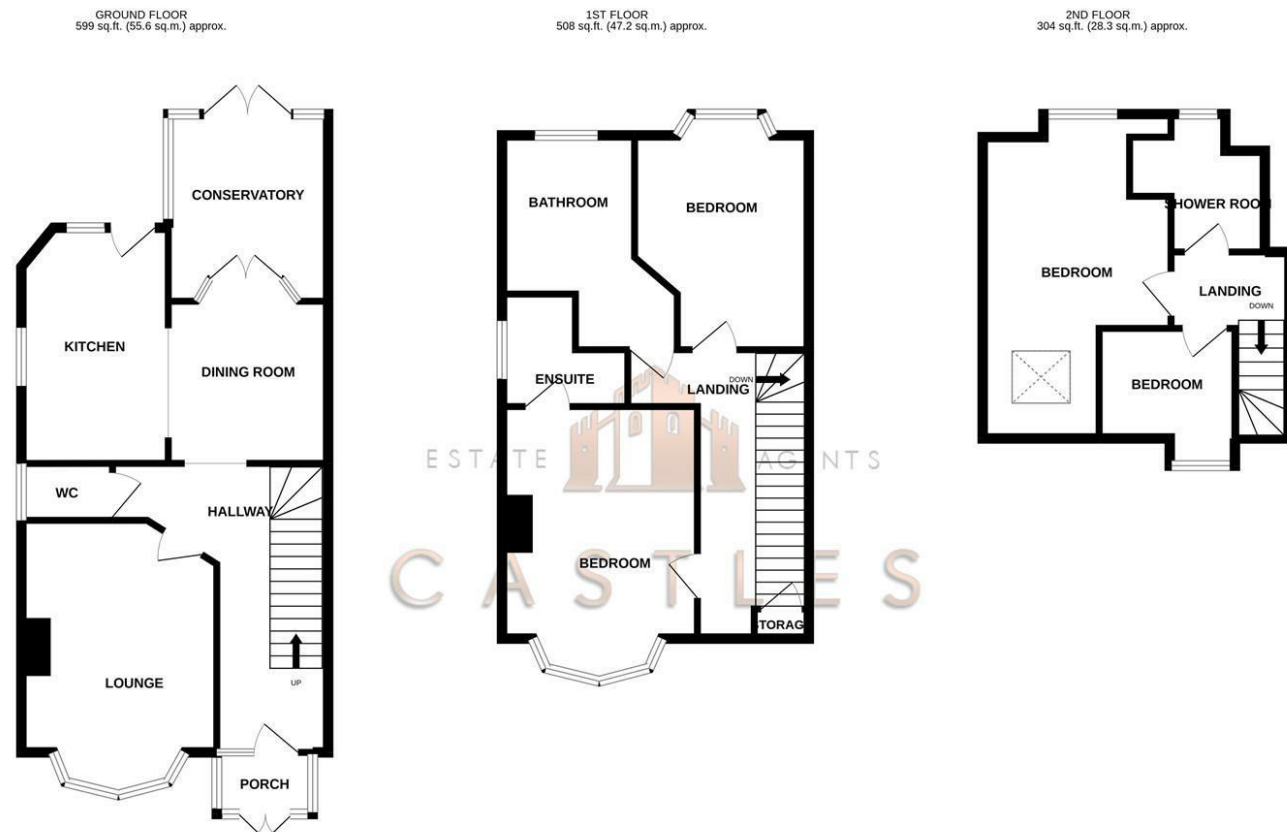


Floor Plan



TOTAL FLOOR AREA: 1412 sq.ft. (131.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 (92-100) A		Very environmentally friendly - lower CO ₂ emissions (20-29) A	
(85-91) B		(30-39) B	
(69-84) C		(40-49) C	
(55-68) D		(50-59) D	
(39-54) E		(60-69) E	
(21-38) F		(70-79) F	
(1-20) G		(80-89) G	
Not energy efficient - higher running costs	64	Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

15 The Hillway
Fareham, PO16 8BS

Castles are pleased to welcome to the market this four bedroom semi detached property with off road parking and garage in the popular location of The Hillway, Portchester.

The property benefits from extension and loft conversion already added now spreading the accommodation over three levels. The ground floor consists of a lounge room, open plan kitchen diner, conservatory and downstairs w/c.

Moving up to the first floor you have two double bedrooms, one with en-suite and a separate family bathroom,

On the second floor you now have the main bedroom with en suite shower room and a smaller fourth bedroom also.

Externally there is off road parking to the front along with garage to the rear which has been converted into an outside office. There is also a workshop to the rear and the garden is a fair length.

For more information or to arrange a viewing on this property please call Castles today.

Offers over £380,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD

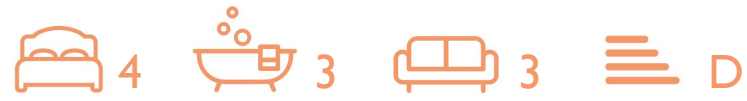
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SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

15 The Hillway

Fareham, PO16 8BS



- FOUR BEDROOMS
- GARAGE/HOME OFFICE
- EXTENDED
- POPULAR PORTCHESTER LOCATION
- OFF ROAD PARKING
- THREE BATHROOMS
- OPEN PLAN KITCHEN DINER
- CONSERVATORY

LOUNGE
10'8" x 12'4" (3.27 x 3.78)

OPEN PLAN KITCHEN DINER
18'2" x 7'4" (5.54 x 2.24)

DINING ROOM
12'7" x 10'2" (3.84 x 3.12)

CONSERVATORY
12'4" x 10'2" (3.76 x 3.12)

BATHROOM

BEDROOM
14'6" x 11'1" (4.44 x 3.38)

EN-SUITE

BEDROOM
12'4" x 10'4" (3.78 x 3.15)

BEDROOM
18'4" x 12'2" (5.59 x 3.71)

BEDROOM
9'1" x 8'5" (2.79 x 2.59)

SHOWER ROOM

GARAGE / HOME OFFICE
12'1" x 9'6" (3.7 x 2.9)

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.

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.

