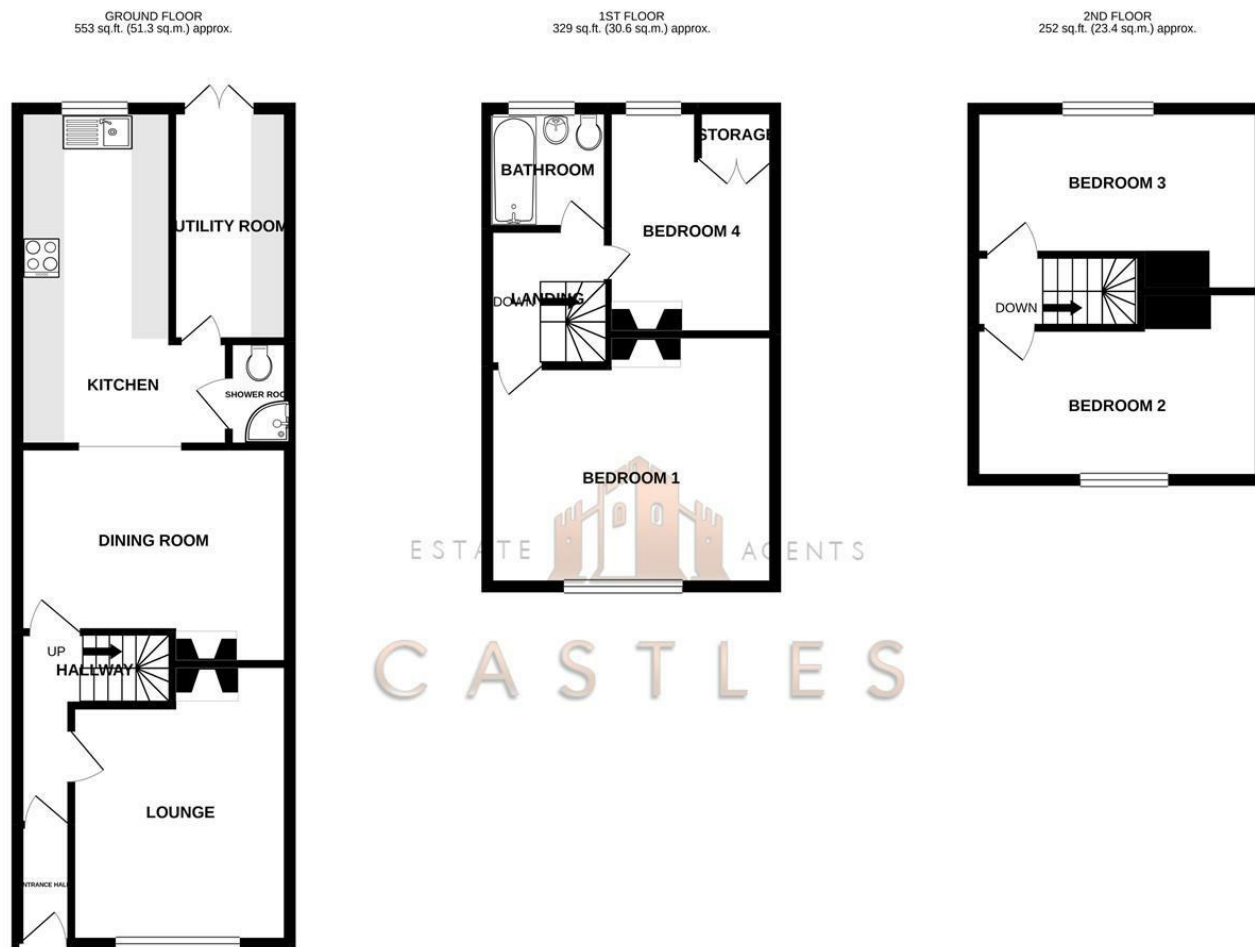


Floor Plan



ESTATE AGENTS  
**CASTLES**

TOTAL FLOOR AREA: 1134 sq.ft. (105.4 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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**71 Castle Street**  
**Portchester, PO16 9QQ**

Castles are delighted to welcome to the market this four bedroom, three storey, character property in the popular location of Castle Street, Portchester.

The home is immaculate throughout and has undergone a fair bit of refurbishment. It features a brand new kitchen to the rear with views of the landscaped gardens, access to utility room, downstairs w/c and open plan to the dining room. There is a separate lounge room to the front of the property featuring a wood burner.

Moving up to the first floor there is a large first bedroom, second bedroom and family bathroom on this level. Heading up again to the second floor there are two further bedrooms. All four bedrooms in this home are capable of fitting a double bed comfortably.

There is plenty of natural light throughout this property via the original sash windows and the glass roof area of the kitchen.

Externally the property has a fair sized south west facing garden to the rear which has a raised seating area for entertaining.

This property is Grade II Listed and is offered with no forward chain.

For any further information or to arrange a viewing please call Castles Today.

**Offers over £375,000**

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (20-24) <b>A</b>	
(85-91) <b>B</b>		(25-29) <b>B</b>	
(69-84) <b>C</b>		(30-34) <b>C</b>	
(55-68) <b>D</b>		(35-39) <b>D</b>	
(39-54) <b>E</b>		(40-44) <b>E</b>	
(21-38) <b>F</b>		(45-49) <b>F</b>	
(1-20) <b>G</b>		(50-55) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>87</b>	<b>63</b>		

England & Wales EU Directive 2002/91/EC

**DIRECTORS**

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71 Castle Street  
Portchester, PO16 9QQ



- CASTLE STREET LOCATION
- BRAND NEW KITCHEN
- CHARACTER PROPERTY
- LOTS OF NATURAL LIGHT
- GRADE II LISTED
- FOUR DOUBLE BEDROOMS
- SOUTH WEST FACING GARDEN
- MODERNISED THROUGHOUT
- NO FORWARD CHAIN
- WALKING DISTANCE TO CASTLE

**ENTRANCE HALLWAY**  
15'5" x 2'7" (4.7 x 0.8)

**LOUNGE**  
11'9" x 10'9" (3.6 x 3.3)

**DINING ROOM**  
14'11" x 10'5" (4.56 x 3.2)

**KITCHEN**  
16'8" x 10'9" (5.1 x 3.3)

**UTILITY ROOM**  
11'5" x 5'6" (3.5 x 1.7)

**DOWNSTAIRS W/C**  
4'11" x 2'11" (1.5 x 0.9)

**BEDROOM ONE**  
14'9" x 10'9" (4.5 x 3.3)

**BEDROOM TWO**  
15'1" x 7'6" (4.6 x 2.3)

**BEDROOM THREE**  
15'1" x 7'10" (4.6 x 2.4)

**BEDROOM FOUR**  
11'1" x 8'2" (3.4 x 2.5)

**BATHROOM**  
5'10" x 5'10" (1.8 x 1.8)

**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.

