

Floor Plan



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 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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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 (10-15) A	
(85-91) B		(16-21) B	
(80-84) C		(22-27) C	
(75-79) D		(28-33) D	
(70-74) E		(34-39) E	
(65-69) F		(40-45) F	
(60-64) G		(46-51) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
83	94		

England & Wales EU Directive 2002/91/EC

2 Southfields
Fareham, PO16 9FG

Castles are pleased to welcome to the market one of the largest three bedroom detached properties with off road parking and a detached garage in the recently built development of Southfields, Portchester.

This property is immaculate throughout and has recently had a brand new Wren Kitchen fitted and brand new bathroom. The ground floor consists of entrance hall, lounge with double doors onto the extensive garden space, Kitchen diner with access to utility room and downstairs W/C.

Moving up to the first floor there are three bedrooms. The primary bedrooms benefits from a modern en-suite shower room. Completing the first floor accommodation is the new modern family bathroom.

Externally the property benefits from an allocated off road parking space, a driveway and a detached garage. The garden is of South West facing aspect and is a great size.

The property is walking distance to Wicor Rec, Wicor Marina, Salt Cafe restaurant and other local shops.

For more information or to book a viewing please call Castles today.

Offers over £450,000

DIRECTORS

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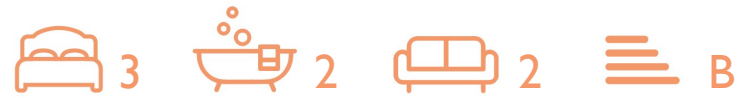


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2 Southfields

Fareham, PO16 9FG



- SOUTHFIELDS DEVELOPMENT
- DETACHED
- DRIVEWAY & DETACHED GARAGE
- BRAND NEW BATHROOM
- SOUTH WEST FACING GARDEN
- LARGEST STYLE THREE BEDROOM HOUSE
- ALLOCATED PARKING SPACE
- BRAND NEW WREN KITCHEN
- OPEN PLAN KITCHEN DINER
- IMMACULATE THROUGHOUT

ENTRANCE HALL

6'6" x 6'2" (2.0 x 1.9)

LOUNGE

18'8" x 10'2" (5.7 x 3.1)

OPEN PLAN KITCHEN DINER

18'4" x 9'6" (5.6 x 2.9)

UTILITY ROOM

6'2" x 4'11" (1.9 x 1.5)

DOWNSTAIRS W/C

4'7" x 2'11" (1.4 x 0.9)

BEDROOM ONE

18'4" x 10'2" (5.6 x 3.1)

EN-SUITE SHOWER ROOM

7'2" x 3'7" (2.2 x 1.1)

BEDROOM TWO

11'1" x 9'2" (3.4 x 2.8)

BEDROOM THREE

8'10" x 7'2" (2.7 x 2.2)

BATHROOM

7'2" x 6'2" (2.2 x 1.9)

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.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

