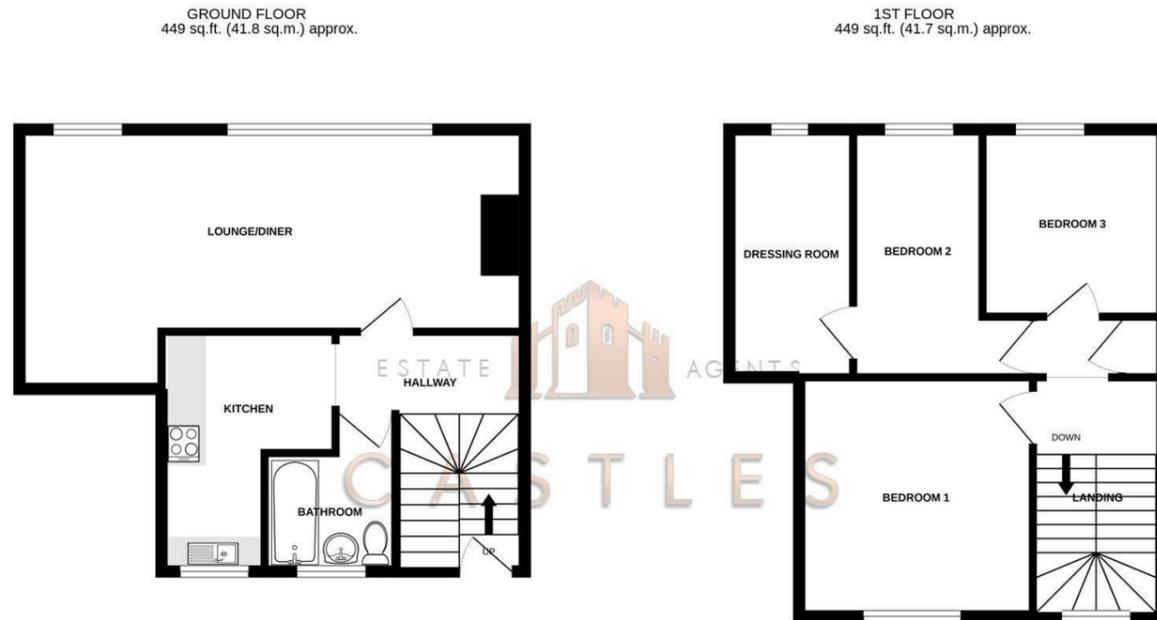


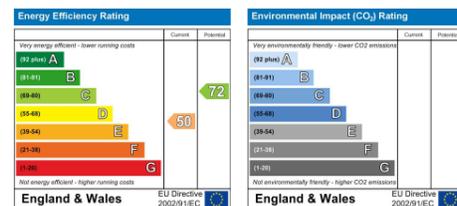
Floor Plan



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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.



**92a West Street
Fareham, PO16 9UQ**

Castles are pleased to welcome to the market this three bedroom two storey apartment with outside space and off road parking in the central Portchester location of West Street.

The apartment has its own private entrance to the rear of the building and is spread over two floors. The first floor consists of a large lounge diner flooded with natural light and views of Portsdown Hill. There is also a kitchen and bathroom on this level.

Moving up to the second floor there are three double bedrooms. One of these bedrooms has an adjoining room which can be used as a study or dressing room.

Via ladder access there is a large loft that has been boarded. Subject to planning you could potentially add another set of stairs and velux windows in to this space to make better use of it as another room.

Externally there is a small garden area to the rear and off road parking at the back. Via a side pathway you are able to get out to the local shops of Portchester Precinct.

If you were looking at this property for buy to let purposes you can expect a monthly rental income of approximately £1000 which would give you a gross yield of 6% per annum.

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

Offers over £200,000

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

92a West Street
Fareham, PO16 9UQ



- TWO STOREY APARTMENT
- THREE BEDROOMS
- GARDEN FLAT
- HILL VIEWS
- SHORT WALK TO TRAIN STATION
- CENTRAL PORTCHESTER LOCATION
- OFF ROAD PARKING
- LARGE LOFT SPACE
- CLOSE TO PORTCHESTER SHOPS
- IDEAL FIRST TIME BUY

LOUNGE DINER
24'3" x 12'5" (7.4 x 3.8)

KITCHEN
11'5" x 8'2" (3.5 x 2.5)

BATHROOM
7'6" x 5'10" (2.3 x 1.8)

BEDROOM ONE
11'5" x 11'1" (3.5 x 3.4)

BEDROOM TWO
11'9" x 8'6" (3.6 x 2.6)

DRESSING ROOM
11'9" x 5'10" (3.6 x 1.8)

BEDROOM THREE
8'10" x 8'6" (2.7 x 2.6)

LOFT
17'0" x 12'1" (5.2 x 3.7)

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.

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.

LEASE INFO

Lease Length: 95 Years Remaining
Ground Rent: £100 Per Annum

