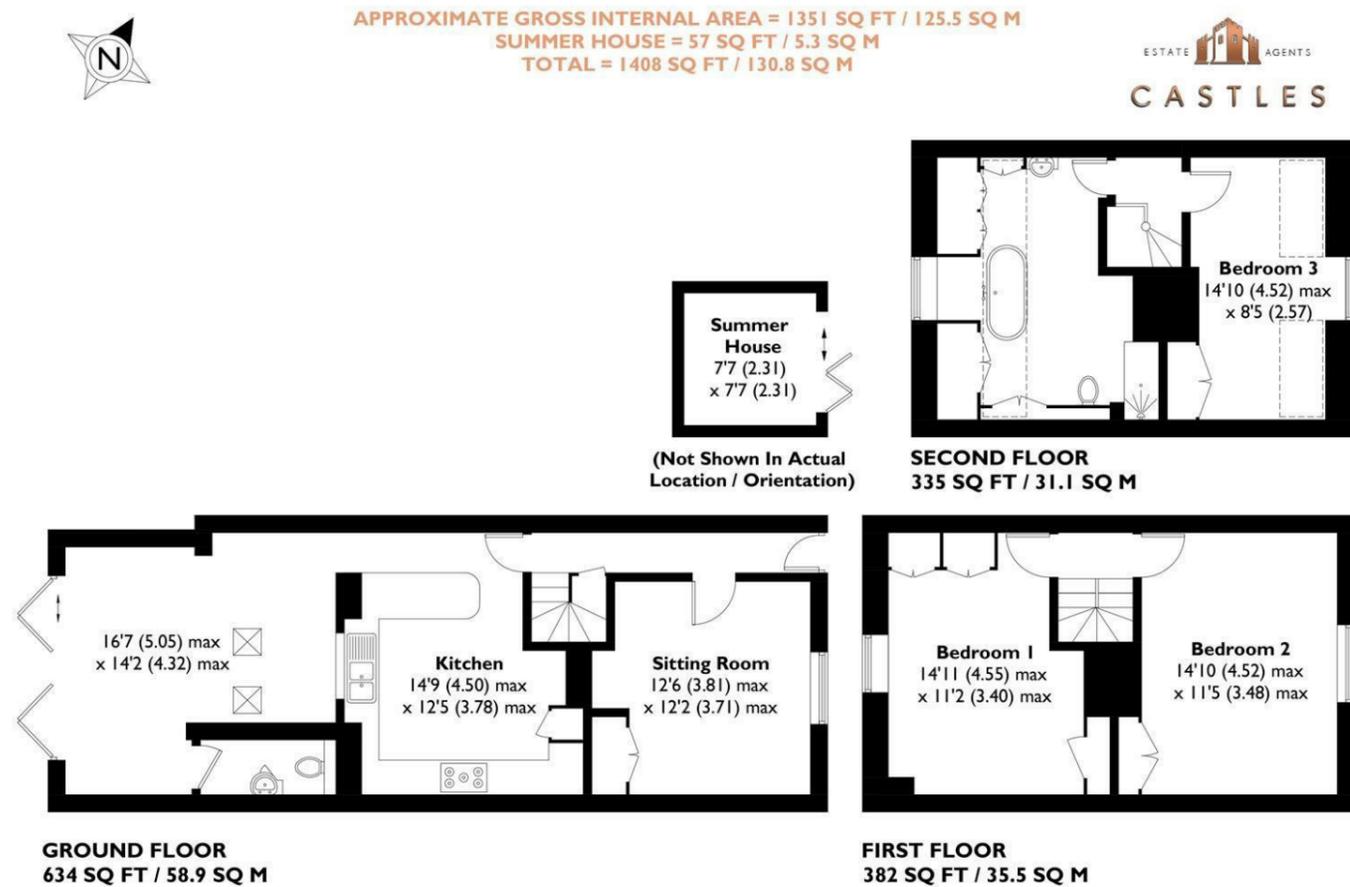


Floor Plan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID877642)  
 Produced for Castles Estate Agents



**69 Castle Street**  
**Portchester, PO16 9QQ**

We are pleased to welcome to the market the stunning three bedroom grade II listed mid terrace cottage in the popular location of Castle Street, Portchester.

This home is finished to an impeccable standard and the accommodation on offer is spread over three floors.

The ground floor consists of a sitting room to the front of the property, modern fitted kitchen in the centre which is open plan to the dining and sitting room that into the rear extension. The extension has bi fold doors across the rear opening this great space into the garden.

Moving up to the first floor there are two double bedrooms and up on the second floor is a third bedroom and family bathroom.

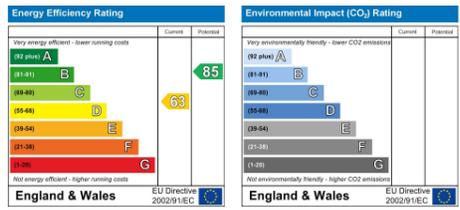
The rear garden is beautifully maintained and features a summer house.

Portchester Village shops is a short walk away and so is the Portchester Castle and waterfront.

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

**Offers over £425,000**

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.



# 69 Castle Street

Portchester, PO16 9QQ



- THREE BEDROOMS
- GRADE II LISTED
- EXTENDED
- IMMACULATE THROUGHOUT
- SHORT STROLL TO CASTLE
- COTTAGE
- CASTLE STREET LOCATION
- THREE FLOORS
- CLOSE TO LOCAL VILLAGE SHOPS
- A BEAUTIFUL FAMILY HOME

### SITTING ROOM

12'5" x 12'2" (3.81 x 3.71)

### KITCHEN

14'9" x 12'4" (4.50 x 3.78)

### DINING ROOM

16'6" x 14'2" (5.05 x 4.32)

### BEDROOM ONE

14'11" x 11'1" (4.55 x 3.40)

### BEDROOM TWO

14'9" x 11'5" (4.52 x 3.48)

### BEDROOM THREE

14'9" x 8'5" (4.52 x 2.57)

### BATHROOM

### SUMMER HOUSE

7'6" x 7'6" (2.31 x 2.31)

### 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.

