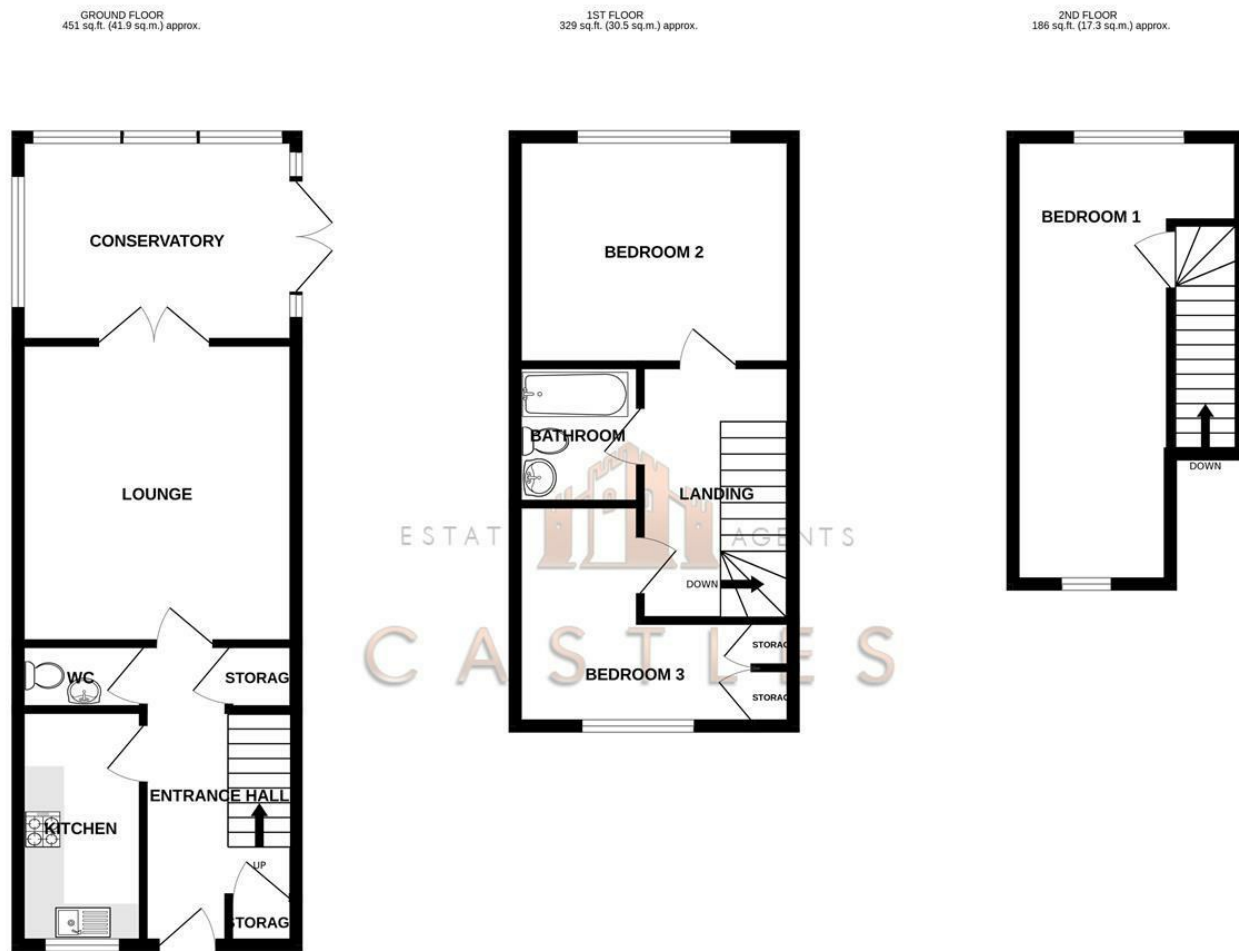


Floor Plan



ESTATE AGENTS
CASTLES

TOTAL FLOOR AREA: 966 sq.ft. (89.7 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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16 Sullivan Close
Portsmouth, PO6 4SN

We are pleased to welcome to the market this three bedroom semi detached property with off road parking in the popular location of Sullivan Close.

The property is well presented throughout and the accommodation is spread over three floors.

The ground floor consists of an entrance hall, modern fitted kitchen to the front of the home, downstairs w/c, lounge room with access to the conservatory at the rear.

Moving up to the first floor there are two bedrooms and a family bathroom.

Up once again to the second floor there is a large double bedroom in the loft.

Externally there is a driveway to the side of the property where parking for two cars is achievable. The rear garden is a fair size and South facing so plenty of sunshine throughout the day.

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

Offers over £280,000

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(10-10) C	
(55-68) D		(10-10) D	
(39-54) E		(10-10) E	
(21-38) F		(10-10) F	
(1-20) G		(10-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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16 Sullivan Close

Portsmouth, PO6 4SN



- SEMI DETACHED
- SOUTH FACING GARDEN
- OFF ROAD PARKING
- PERFECT FIRST TIME BUYER HOME
- THREE BEDROOMS
- CONSERVATORY
- CLOSE TO PORTCHESTER VILLAGE
- SPREAD OVER THREE LEVELS

ENTRANCE HALL
14'1" x 5'10" (4.3 x 1.8)

KITCHEN
10'5" x 5'6" (3.2 x 1.7)

LOUNGE
13'5" x 12'5" (4.1 x 3.8)

CONSERVATORY
12'5" x 9'2" (3.8 x 2.8)

DOWNSTAIRS W/C
5'10" x 2'11" (1.8 x 0.9)

BEDROOM ONE
20'0" x 6'10" (6.1 x 2.1)

BEDROOM TWO
12'1" x 10'2" (3.7 x 3.1)

BEDROOM THREE
9'10" x 9'6" (3.0 x 2.9)

BATHROOM
6'2" x 5'6" (1.9 x 1.7)

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.

