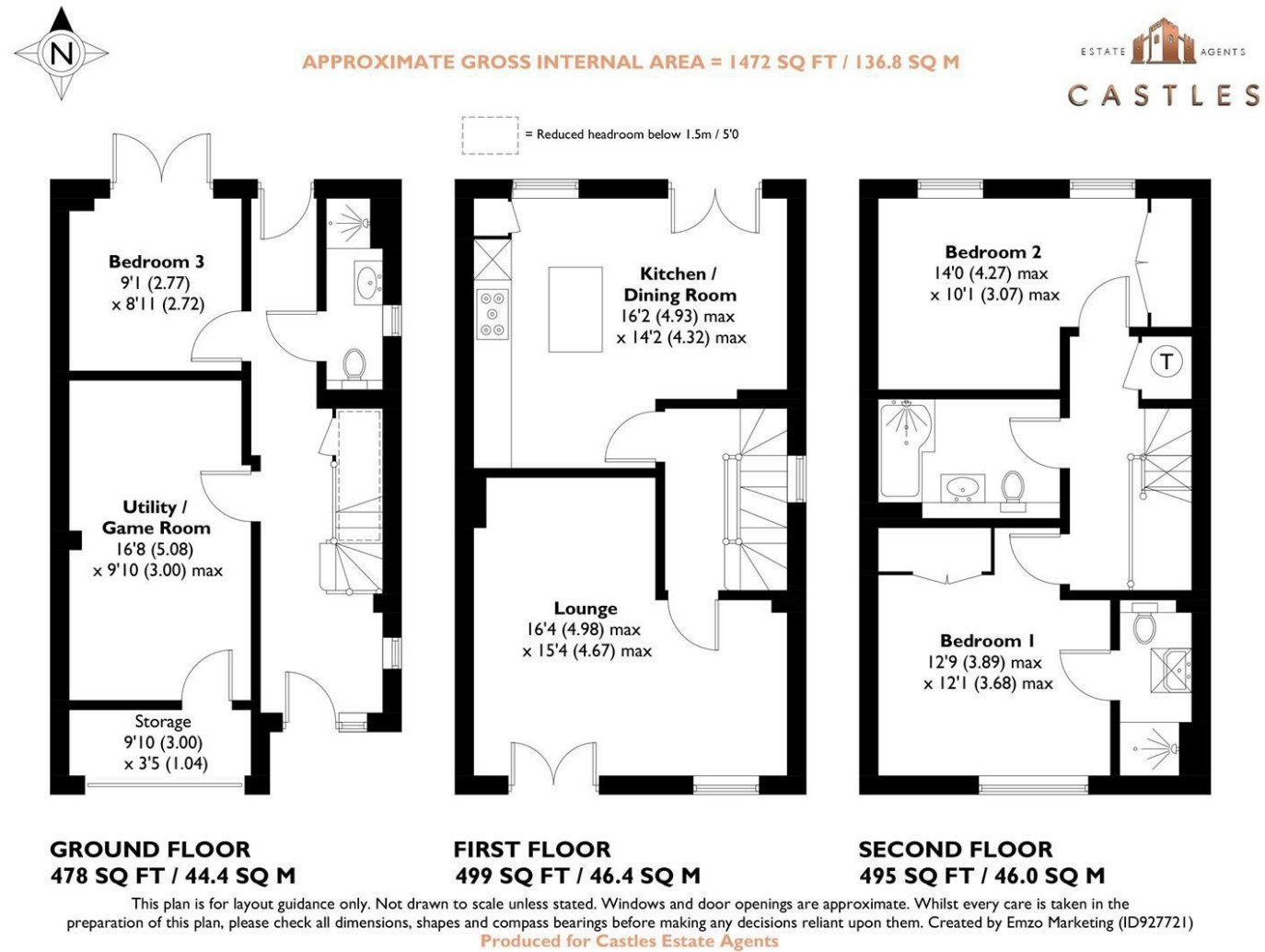


Floor Plan



32 Nautilus Drive
Portsmouth, PO6 4FF

We are pleased to welcome to the market this stunning three bedroom semi detached townhouse yards away from the waterfront in the recent popular development of Nautilus Drive.

This immaculate property consists of three bedrooms, three bathrooms, an open plan kitchen diner and first floor sitting room with Juliet balcony.

The property benefits from off road parking and integral garage which has been converted into a utility / games room.

This development was completed in 2018 and the home still is covered by the original 10 year NHBC guarantee.

The rear garden is a fair size and features a paved area with steps leading up to the astro turfed area.

This home is within walking distance to the bars and restaurants of Port Solent Marina and Portchester village shops.

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

Offers over £400,000

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 firms 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	94	Very environmentally friendly - lower CO ₂ emissions (20 plus) A	
(85-91) B	82	(15-19) B	
(69-84) C		(10-14) C	
(55-68) D		(7-9) D	
(39-54) E		(4-6) E	
(21-38) F		(1-3) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions (0) 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

DIRECTORS

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32 Nautilus Drive

Portsmouth, PO6 4FF



- NEWLY BUILT IN 2018
- THREE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO WATERFRONT
- 10 YEAR NHBC WARRANTY
- SEMI DETACHED TOWNHOUSE
- THREE BATHROOMS
- INTEGRAL GARAGE
- PORT SOLENT MARINA NEARBY
- CLOSE TO PORTCHESTER SHOPS

LOUNGE

16'4" x 15'3" (4.98 x 4.67)

KITCHEN / DINING ROOM

16'2" x 14'2" (4.93 x 4.32)

UTILITY ROOM / GAMES ROOM

16'7" x 9'10" (5.08 x 3.00)

BEDROOM THREE

9'1" x 8'11" (2.77 x 2.72)

SHOWER ROOM

BEDROOM ONE + EN-SUITE

12'9" x 12'0" (3.89 x 3.68)

BEDROOM TWO

14'0" x 10'0" (4.27 x 3.07)

BATHROOM

STORAGE

9'10" x 3'4" (3.00 x 1.04)

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.

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.

