

Floor Plan



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(21-24) A
(81-91) B			(25-27) B
(69-80) C			(28-30) C
(55-68) D			(31-34) D
(39-54) E			(35-38) E
(21-38) F			(39-42) F
(1-20) G			(43-45) 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



25 Hatherley Crescent Fareham, PO16 9DF

We are pleased to welcome to the market this three bedroom semi detached bungalow with off road parking and garage in the popular Portchester location of Hatherley Crescent.

The property is well presented but does require some modernisation in areas. The accommodation consists of a lounge room which is open plan into the dining room. The kitchen is larger than usual due to a small rear extension providing more space for cupboards and appliances. Three bedrooms and a shower room complete the accommodation on offer.

Externally there is off road parking to the front and side of the property thanks to a private driveway leading to the garage. The rear garden is a generous size and is West facing featuring two sheds for storage.

The property has potential to be extended further to the rear on the ground floor and also a loft conversion (subject to relevant local planning consents).

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

Offers over £325,000

DIRECTORS

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Fareham, PO16 9DF



- THREE BEDROOMS
- GARAGE
- GENEROUS REAR GARDEN
- POTENTIAL TO EXTEND
- OFF ROAD PARKING
- WEST FACING GARDEN
- CLOSE TO LOCAL SHOPS
- POTENTIAL FOR LOFT CONVERSION

LOUNGE

12'5" x 14'9" (3.8 x 4.5)

DINING ROOM

12'5" x 9'10" (3.8 x 3.0)

KITCHEN

11'1" x 7'2" x 9'6" x 6'6" (3.4 x 2.2 x 2.9 x 2.0)

BEDROOM 1

10'5" x 11'5" (3.2 x 3.5)

BEDROOM 2

9'2" x 8'6" (2.8 x 2.6)

BEDROOM 3

10'9" x 7'2" (3.3 x 2.2)

SHOWER ROOM

7'2" x 4'3" (2.2 x 1.3)

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 at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

