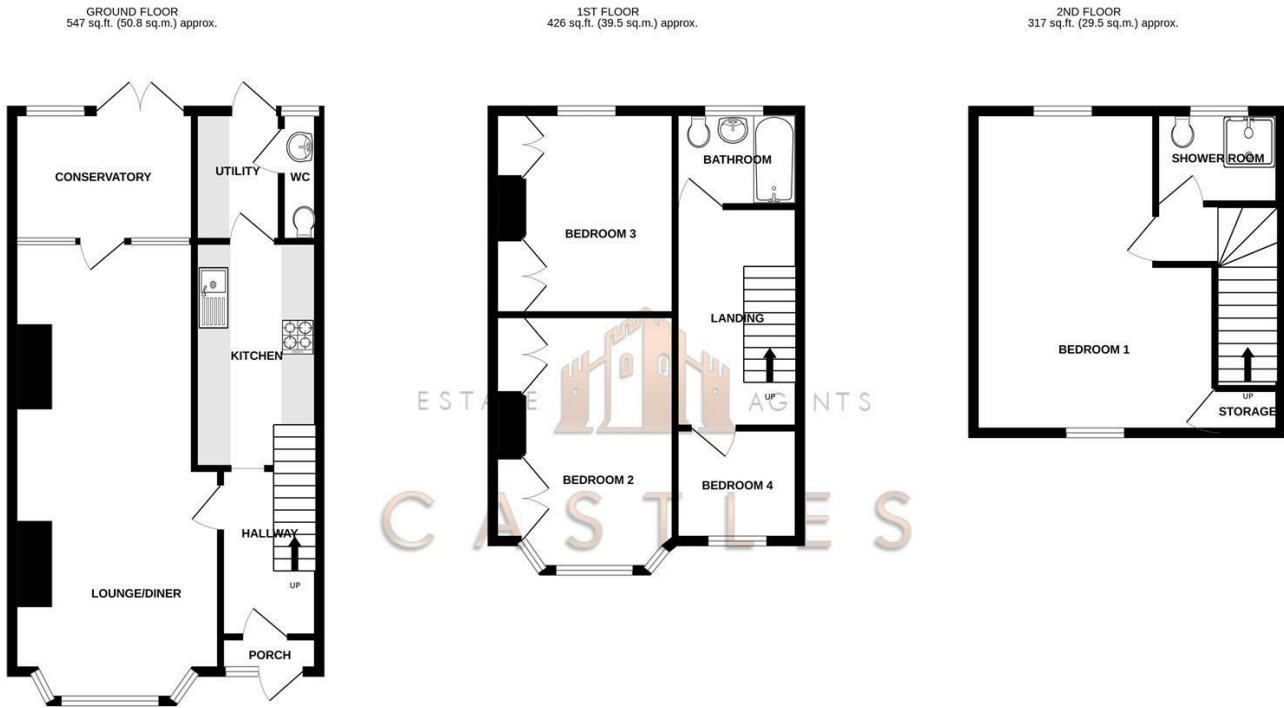


Floor Plan

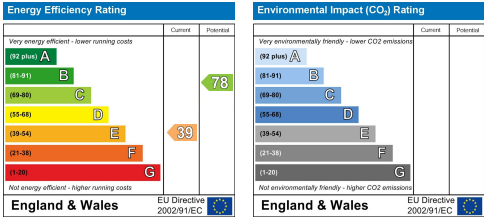


TOTAL FLOOR AREA: 1289 sq.ft. (119.8 sq.m.) approx.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



62 Sunningdale Road

Fareham, PO16 9PA

We are pleased to welcome to the market this four bedroom mid terrace property with off road parking in the popular location of Sunningdale Road, Portchester.

The property consists of a large open plan lounge diner with conservatory to the rear, modern fitted kitchen, utility room which also features a downstairs w/c on the ground floor.

Moving up to the first floor there are three bedrooms, two of which are doubles and a family bathroom.

The finally moving up on to the second floor into the loft conversion there is now a large primary bedroom and modern en-suite shower room.

Externally there is a south facing garden to the rear with rear access and off road parking to the front for two vehicles.

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

Offers over £375,000



1 CASTLE STREET
PORTCHESTER
PO16 9QD

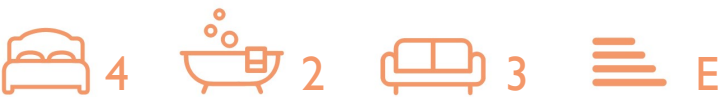


02394318899



CHARLES@CASTLESESTATES.CO.UK
GARY@CASTLESESTATES.CO.UK
SEAN@CASTLESESTATES.CO.UK

62 Sunningdale Road
Fareham, PO16 9PA



- FOUR BEDROOMS
- SOUTH FACING GARDEN
- TWO BATHROOMS
- CLOSE TO LOCAL SCHOOLS
- REAR ACCESS
- OFF ROAD PARKING
- OPEN PLAN LOUNGE DINER
- CLOSE TO PORTCHESTER SHOPS
- WELL PRESENTED THROUGHOUT
- LARGE FAMILY HOME

PORCH
5'6" x 1'11" (1.7 x 0.6)

ENTRANCE HALL
9'6" x 5'6" (2.9 x 1.7)

LOUNGE DINER
24'3" x 11'9" (7.4 x 3.6)

CONSERVATORY
9'6" x 7'2" (2.9 x 2.2)

KITCHEN
11'5" x 6'10" (3.5 x 2.1)

UTILITY
4'11" x 7'2" (1.5 x 2.2)

W/C

BEDROOM ONE
18'0" x 12'9" (5.5 x 3.9)

EN-SUITE SHOWER ROOM
5'2" x 4'11" (1.6 x 1.5)

BEDROOM TWO
12'9" x 9'10" (3.9 x 3.0)

BEDROOM THREE
10'9" x 9'10" (3.3 x 3.0)

BEDROOM FOUR
6'6" x 6'2" (2.0 x 1.9)

BATHROOM
6'6" x 4'11" (2.0 x 1.5)

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.

