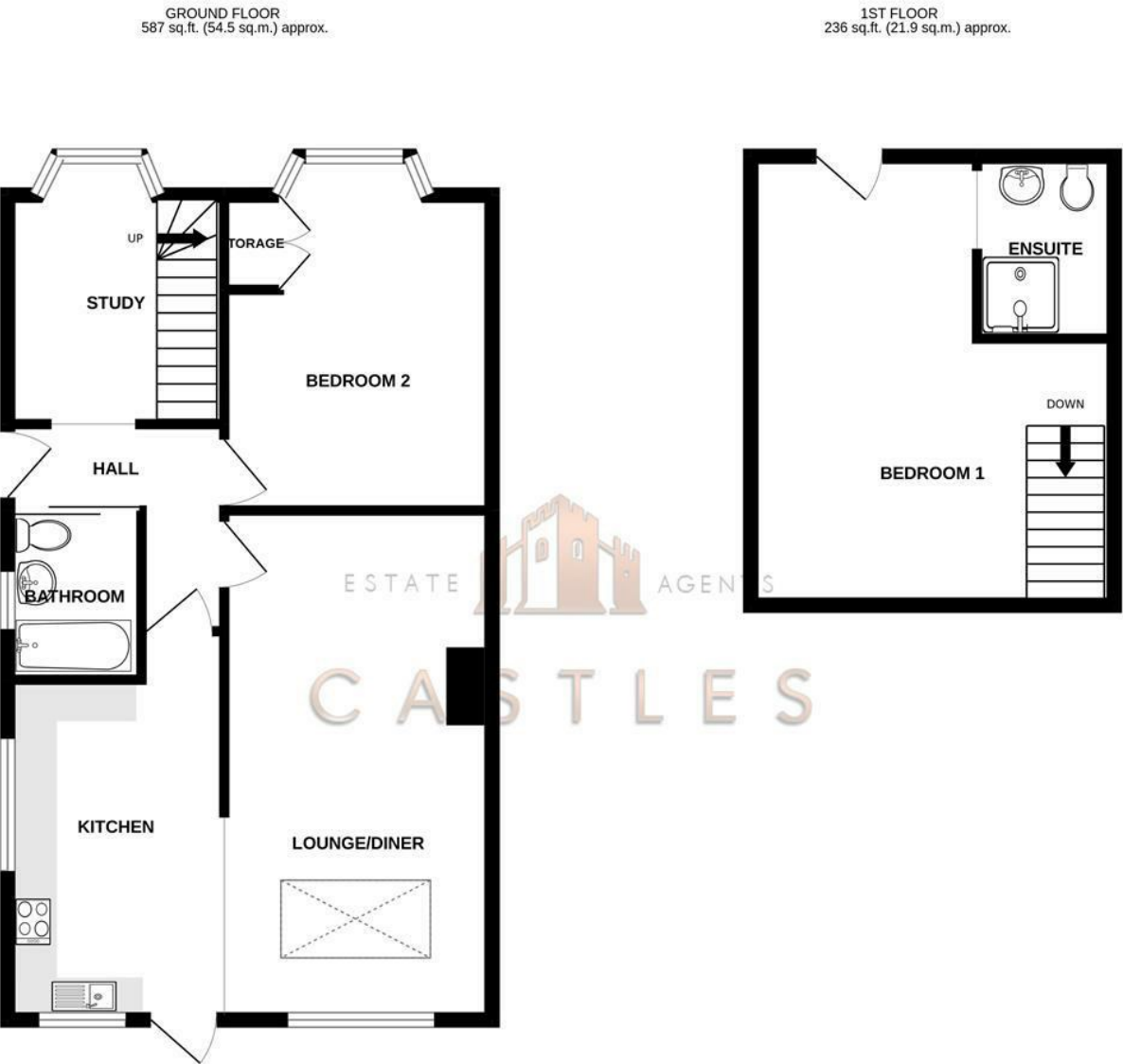




Floor Plan

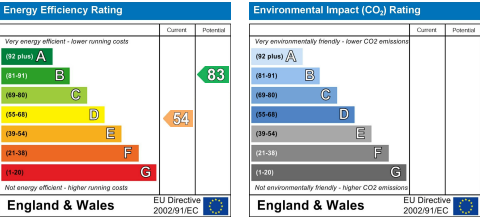


TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

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



28 Merton Crescent
Fareham, PO16 9NF

We are pleased to welcome to the market this well presented two bedroom chalet bungalow with off road parking and sea views in the popular Portchester location of Merton Crescent.

The ground floor of this home consists of an entrance hall, study, modern bathroom, large double bedroom, open plan lounge diner which has been extended and features a Pilkington blue glass anthracite sky lantern. This room also wraps around into the modern fitted kitchen which features a boiling hot water tap, Neff integrated hide & slide oven and microwave, induction hob and integrated dishwasher.

Upstairs there is a large second bedroom with en-suite shower room and a large upvc door provides plenty of natural light and views over the garden towards the waterfront.

Externally there is off road parking to the front and side with the rear garden being south facing and features a large summer house.

Other benefits to this home include new triple glazed windows to the front and new double glazed tilt & turn windows to the rest of the property along with new double glazed upvc back door and a new composite front door. There are plantation shutters to the front windows and LVT flooring throughout the entire ground floor along with all new radiators.

This property is in the Wicor School catchment area.

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

Offers over £375,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD

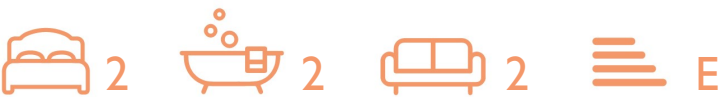


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28 Merton Crescent
Fareham, PO16 9NF



- SEMI DETACHED
- TWO DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- CLOSE TO WATERFRONT
- TWO BATHROOMS
- OFF ROAD PARKING
- EXTENDED WITH SKYLIGHT
- WELL PRESENTED
- MODERN FITTED KITCHEN
- SEA VIEWS

LOUNGE DINER
19'4" x 10'2" (5.9 x 3.1)

KITCHEN
13'5" x 8'2" (4.1 x 2.5)

GROUND FLOOR BEDROOM
13'5" x 10'2" (4.1 x 3.1)

STUDY
10'2" x 8'2" (3.1 x 2.5)

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

BEDROOM + EN-SUITE
17'0" x 13'9" (5.2 x 4.2)

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.

