

Floor Plan



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	76		88
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**2a The Hillway**  
Fareham, PO16 8BL

\*\*\* DETACHED TWO BEDROOM TWO BATHROOM + GARAGE \*\*\*

Castles are pleased to welcome to the market this stunning detached two bedroom home in the sought after location of The Hillway, Portchester.

The property is very well presented throughout and consists of a large open plan lounge diner with double doors out onto the garden. The kitchen is a fair size and completing the ground floor is a family bathroom. Upstairs there are two bedrooms, the main bedroom benefits from an en-suite shower room.

The boiler is brand new and benefits from a 7 year guarantee.

To arrange a viewing on this property please call castles today!

**Asking price £300,000**

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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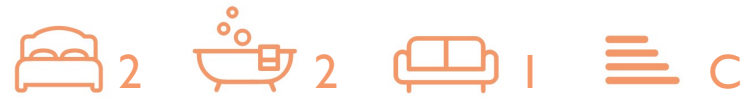


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## 2a The Hillway

Fareham, PO16 8BL



- DETACHED
- SOUTH WEST FACING GARDEN
- TWO BEDROOMS
- CENTRAL PORTCHESTER LOCATION
- CLOSE TO TRANSPORT LINKS
- GARAGE
- NEW BOILER + 7 YEAR GUARANTEE
- TWO BATHROOMS
- CLOSE TO SHOPS
- MODERN FINISH THROUGHOUT

### LOUNGE/DINER

18'6 x 15 (5.64m x 4.57m)

### KITCHEN

10 x 11 (3.05m x 3.35m)

### BATHROOM

6 x 10 (1.83m x 3.05m)

### BEDROOM ONE

14 x 13 (4.27m x 3.96m)

### EN-SUITE SHOWER ROOM

4 x 7 (1.22m x 2.13m)

### BEDROOM TWO

13 x 7 (3.96m x 2.13m)

### 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.

