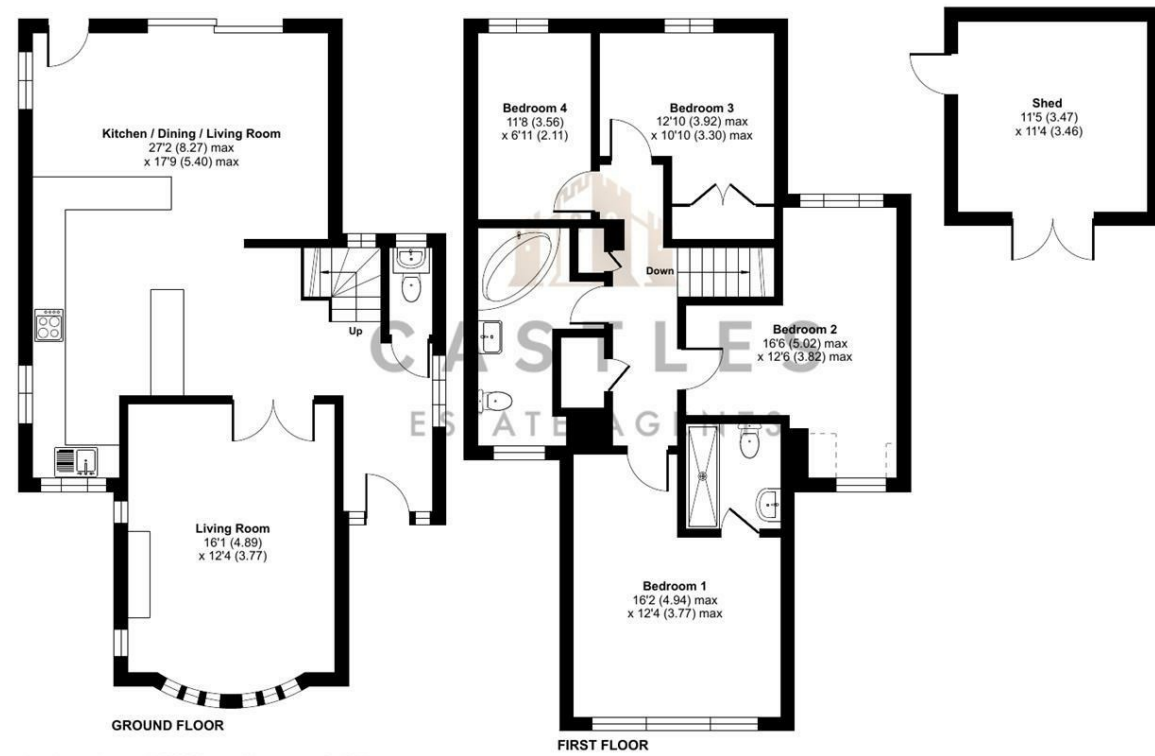




Portchester Road, Portchester, Fareham, PO16

Approximate Area = 1472 sq ft / 136.7 sq m
 Limited Use Area(s) = 6 sq ft / 0.5 sq m
 Outbuilding = 129 sq ft / 11.9 sq m
 Total = 1607 sq ft / 149.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Castles Estate Agents Hampshire Ltd. REF: 1318906

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

Very energy efficient - lower running costs

(92-100) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current: 65

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(0-10) A

(11-20) B

(21-30) C

(31-40) D

(41-50) E

(51-60) F

(61-70) G

Not environmentally friendly - higher CO₂ emissions

Current: 81

EU Directive 2002/91/EC



130 Portchester Road
Fareham, PO16 8QP

We are pleased to welcome to the market this exceptional four bedroom detached property with off road parking located on Portchester road.

The property has been transformed internally by the current owners and is immaculate throughout.

Upon entry to the home you have an open entrance hallway that leads to the spacious kitchen - dining - living area with large sliding doors opening out onto the garden. There is a lounge room to the front of the property via double doors so can be open to the rest of the property or separate should you want to be.

Moving upstairs there are four bedrooms in total, the primary benefitting from an en-suite shower room and a family bathroom.

Externally the property is set back from the road with the driveway capable of having 6 vehicles parked comfortably. The rear garden is pretty special with sunken in patio area spanning the rear and side of the property along with seating under a pergola. There are lawns and a summer house/shed for storage.

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

Asking price £820,000



02394318899



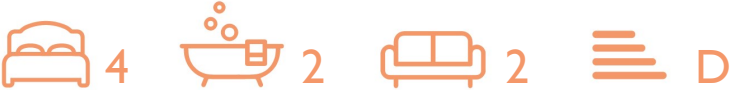
www.castlestates.co.uk



2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson & Gary Agar
Company Number: 12821075
VAT Number: 356389459

130 Portchester Road
Fareham, PO16 8QP



- DETACHED
- TWO BATHROOMS
- LANDSCAPED GARDEN
- OPEN PLAN LIVING
- FOUR BEDROOMS
- OFF ROAD PARKING
- FULL INTERNAL TRANSFORMATION
- PORTCHESTER ROAD

SITTING ROOM
15'8" x 12'1" (4.8 x 3.7)

KITCHEN - DINING - LIVING
26'10" x 17'8" (8.2 x 5.4)

BEDROOM ONE + EN-SUITE
16'0" x 12'1" (4.9 x 3.7)

BEDROOM TWO
16'4" x 12'5" (5.0 x 3.8)

BEDROOM THREE
12'9" x 10'9" (3.9 x 3.3)

BEDROOM FOUR
11'5" x 6'10" (3.5 x 2.1)

BATHROOM

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 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.

