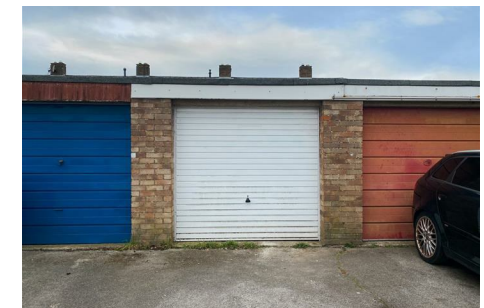
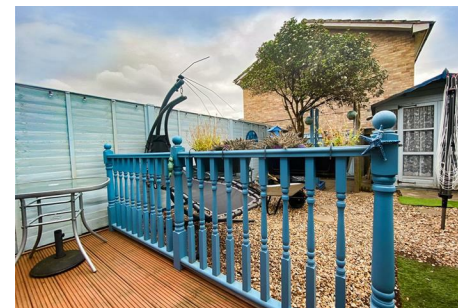


Floor Plan



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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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45 St. Helena Way
Fareham, PO16 8NY

*** THREE BEDROOMS + GARAGE WITH NO FORWARD CHAIN ***

Castles are pleased to welcome to the market this three bedroom mid terrace property with garage in the peaceful Portchester location of St Helena Way.

The property is well presented throughout and the ground floor consists of an entrance porch, lounge to the front, kitchen diner across the rear with a conservatory and downstairs w/c.

Upstairs there are two double bedrooms and one smaller bedroom along with family bathroom.

Externally the property has an easy to maintain south facing garden so plenty of sunshine. There is also rear access which leads you to where the garage is located.

This property is walking distance to the local shops of Portchester and transport links are close by.

This property is offered with no forward chain.

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

Offers over £240,000

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	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

45 St. Helena Way

Fareham, PO16 8NY



- THREE BEDROOMS
- REAR ACCESS
- IDEAL FIRST TIME BUY
- KITCHEN DINER
- DOUBLE GALZED
- GARAGE
- CENTRAL PORTCHESTER LOCATION
- NO FORWARD CHAIN
- GAS CENTRAL HEATING
- CUL-DE-SAC

LOUNGE

9'10" x 16'8" (3.0 x 5.1)

KITCHEN

16'8" x 8'6" (5.1 x 2.6)

CONSERVATORY

6'10" x 6'2" (2.1 x 1.9)

W/C

5'10" x 2'11" (1.8 x 0.9)

BEDROOM ONE

10'1" x 10'2" (3.09 x 3.1)

BEDROOM TWO

8'10" x 9'10" (2.7 x 3.0)

BEDROOM THREE

6'2" x 6'2" (1.9 x 1.9)

BATHROOM

6'2" x 6'2" (1.9 x 1.9)

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.

