

Floor Plan



TOTAL FLOOR AREA : 1200 sq.ft. (111.4 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.

Made with Metropix 6/2024

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.



2 Sedgefield Close  
Portchester, PO6 4RG

We are pleased to welcome to the market this two/three bedroom end of terrace property on a generous corner plot with garage and off road parking.

This property is located yards from the waterfront and the Portchester Village shops are a short walk away.

The ground floor consists of a kitchen diner, lounge room with sliding doors in to a large conservatory and a downstairs w/c.


Moving upstairs this three bedroom home has been tweaked so there is now a large primary bedroom with open access into a dressing room which was once bedroom three. This could of course be easily switched back if required three separate bedrooms. On this level there is bedroom two and a large four piece bathroom suite.

Externally there is off road parking to the front with an integral garage and garden space. The rear garden wraps around the side of the home where there is also access out to the front.


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

DIRECTORS


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Offers in excess of £300,000



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- END OF TERRACE
- CORNER PLOT
- GARAGE
- OFF ROAD PARKING
- LARGE CONSERVATORY
- CLOSE TO PORTCHESTER VILLAGE
- TWO/THREE BEDROOMS
- YARDS FROM WATERFRONT

**LOUNGE**  
17'4" x 12'5" (5.3 x 3.8)

**KITCHEN**  
13'5" x 5'10" (4.1 x 1.79)

**DOWNSTAIRS W/C**  
7'2" x 2'11" (2.2 x 0.9)

**CONSERVATORY**  
12'1" x 11'1" (3.7 x 3.4)

**BEDROOM ONE**  
12'1" x 10'5" (3.7 x 3.2)

**DRESSING ROOM**  
9'2" x 6'6" (2.8 x 2.0)

**BEDROOM TWO**  
9'10" x 6'10" (3.0 x 2.1)

**BATHROOM**  
10'2" x 5'6" (3.1 x 1.7)

**GARAGE**  
17'4" x 7'10" (5.3 x 2.4)

**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 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.

