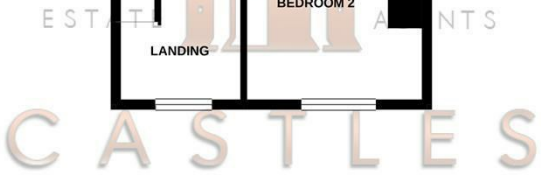
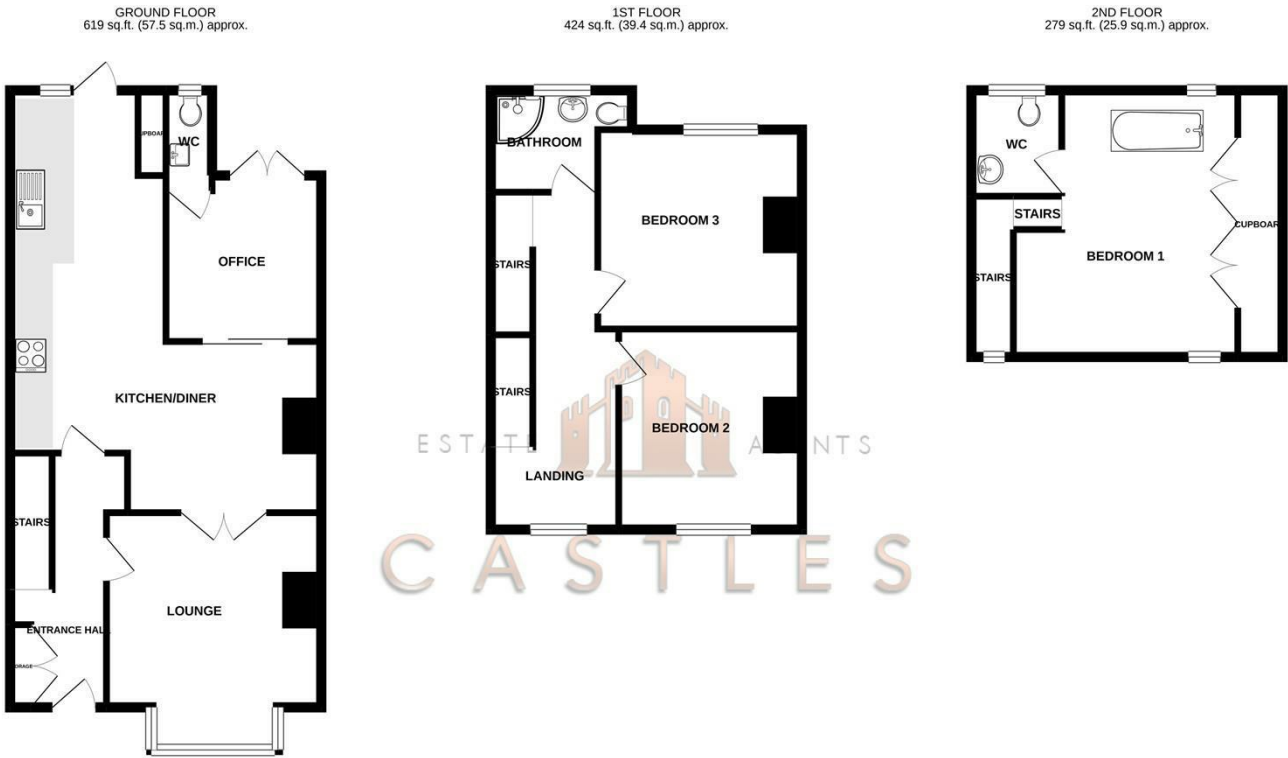




Floor Plan

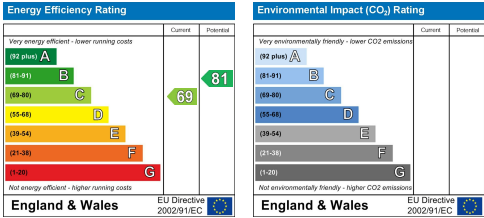


TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.

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.



40 Cranleigh Road  
Portchester, PO16 9DN

We are pleased to welcome to the market this immaculate three bedroom home with off road parking and garage located in Cranleigh Road, Portchester.

The property is very well presented throughout to a modern standard. The ground floor consists of a wide entrance hallway, lounge with double doors that opens on to the open plan kitchen diner. There is also a study/office space.

Moving upstairs there is a modern shower room and two double bedrooms. The smaller third bedroom has now been removed and stairs lead to the loft conversion primary suite that features a bath tub and w/c facilities.


Externally this home benefits from a large south facing garden with garage/gym. At the front of the property there is a wide driveway capable of two vehicles off road.

This home has been very well looked after and all finishes are to a high standard. The waterfront is a short stroll away and you are not far from local shops and the ever so popular Salt Cafe is literally a 5 minute walk round the corner.


For more information or to book a viewing on this property please call Castles today.

DIRECTORS


CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899



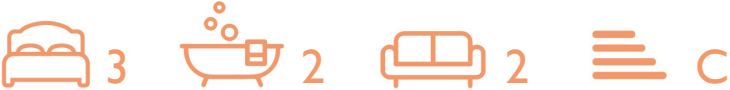
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Offers over £400,000



40 Cranleigh Road  
Portchester, PO16 9DN



- THREE LARGE BEDROOMS
- OFF ROAD PARKING FOR TWO CARS
- OPEN PLAN LIVING
- HIGH QUALITY FINISHES THROUGHOUT
- LOFT CONVERSION
- TWO BATHROOMS
- GARAGE/GYM
- SOUTH FACING GARDEN
- WALKING DISTANCE TO WATERFRONT
- QUIET LOCATION

**ENTRANCE HALLWAY**  
5'6" x 14'9" (1.7 x 4.5)

**LOUNGE**  
13'9" x 12'5" (4.2 x 3.8)

**KITCHEN / DINER**  
20'11" x 19'0" (6.4 x 5.8)

**STUDY**  
9'6" x 8'10" (2.9 x 2.7)

**W/C**  
2'3" x 4'7" (0.7 x 1.4)

**BEDROOM ONE**  
15'5" x 12'1" (4.7 x 3.7)

**EN-SUITE**  
6'2" x 5'2" (1.9 x 1.6)

**BEDROOM TWO**  
11'5" x 12'1" (3.5 x 3.7)

**BEDROOM THREE**  
10'5" x 11'5" (3.2 x 3.5)

**BATHROOM**  
5'10" x 7'10" (1.8 x 2.4)

**GARDEN**

**GARAGE/GYM**  
15'8" x 19'0" (4.8 x 5.8)

**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.

**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.

