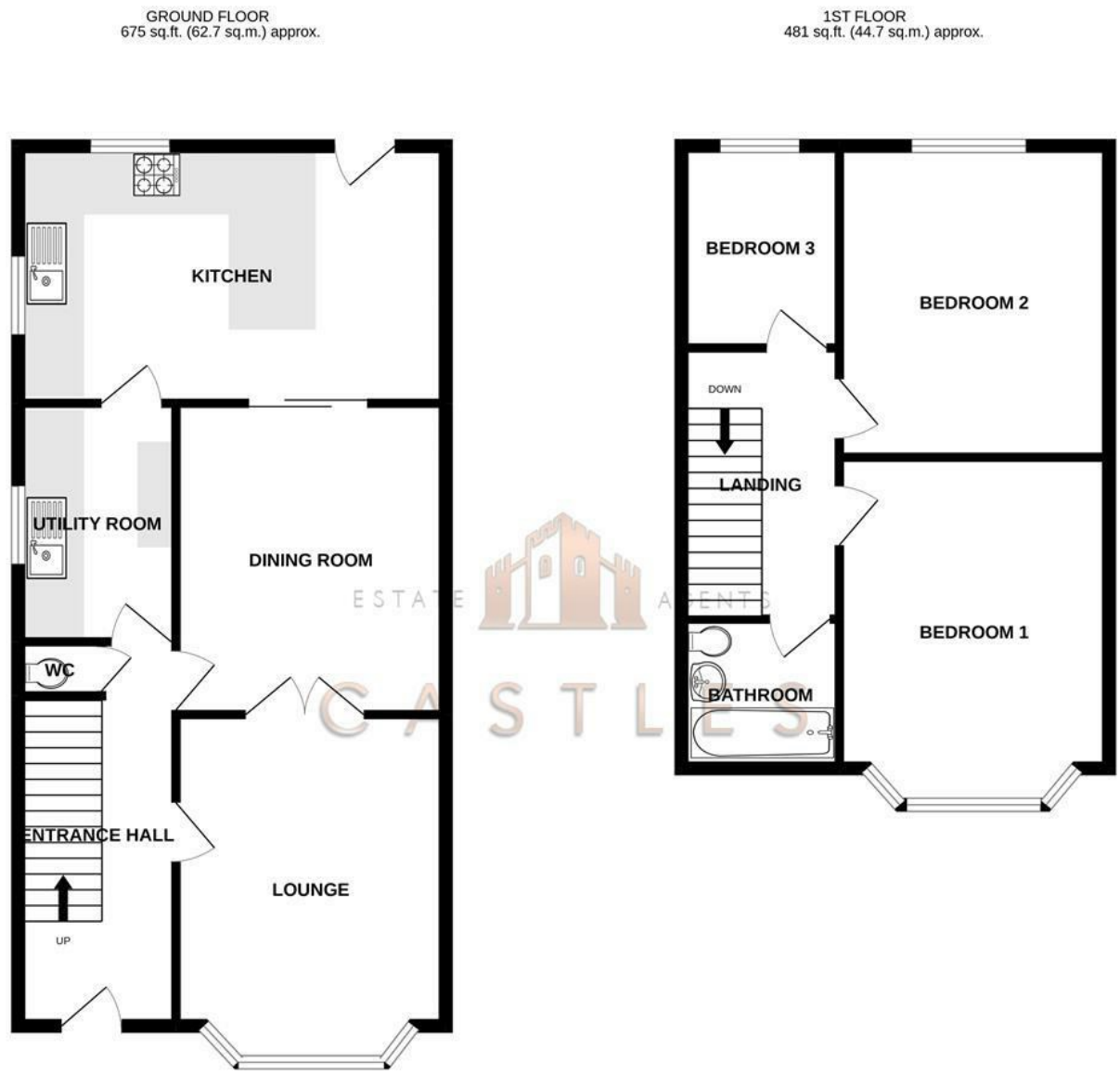


Floor Plan



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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.  
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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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(20 plus) <b>A</b>	
(81-91) <b>B</b>		(15-20) <b>B</b>	
(69-80) <b>C</b>		(10-15) <b>C</b>	
(55-68) <b>D</b>		(7-10) <b>D</b>	
(39-54) <b>E</b>		(4-7) <b>E</b>	
(21-38) <b>F</b>		(1-3) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



**59 The Hillway**  
Fareham, PO16 8BP

Castles are pleased to welcome to the market this three bedroom semi detached house with loft room, garage and off road parking in the popular location of The Hillway, Portchester.

This 1930's Sturgess built home is comprised of a lounge room to the front with double doors into a dining room which opens out in to the large kitchen which is situated across the rear of the property in the extension. In what was the smaller original kitchen you now have a utility room. There is also a downstairs w/c.

Moving upstairs there are three bedrooms, two of which are fair sized doubles along with a family bathroom. Accessible via a loft ladder there is a large loft room that has been converted which, with the addition of stairs, could become a large fourth bedroom.

Externally the property has a driveway to the front, garage to the rear with an approximately 80ft garden.

This home is in need of some modernisation in areas.

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

**Offers over £300,000**

# 59 The Hillway

Fareham, PO16 8BP



- THREE BEDROOMS
- LOFT ROOM
- GARAGE
- POPULAR PORTCHESTER LOCATION
- EXTENSION ADDED TO REAR
- OFF ROAD PARKING
- SEMI-DETACHED
- IN NEED OF MODERNISATION

### ENTRANCE HALLWAY

13'1" x 5'6" (4.0 x 1.7)

### LOUNGE

14'1" x 11'1" (4.3 x 3.4)

### DINING ROOM

12'9" x 10'5" (3.9 x 3.2)

### UTILITY ROOM

9'10" x 6'6" (3.0 x 2.0)

### KITCHEN

16'0" x 10'9" (4.9 x 3.3)

### BEDROOM ONE

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

### BEDROOM TWO

13'1" x 10'2" (4.0 x 3.1)

### BEDROOM THREE

6'6" x 8'6" (2.0 x 2.6)

### BATHROOM

6'2" x 5'6" (1.9 x 1.7)

### LOFT ROOM

### GARAGE

### 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.

