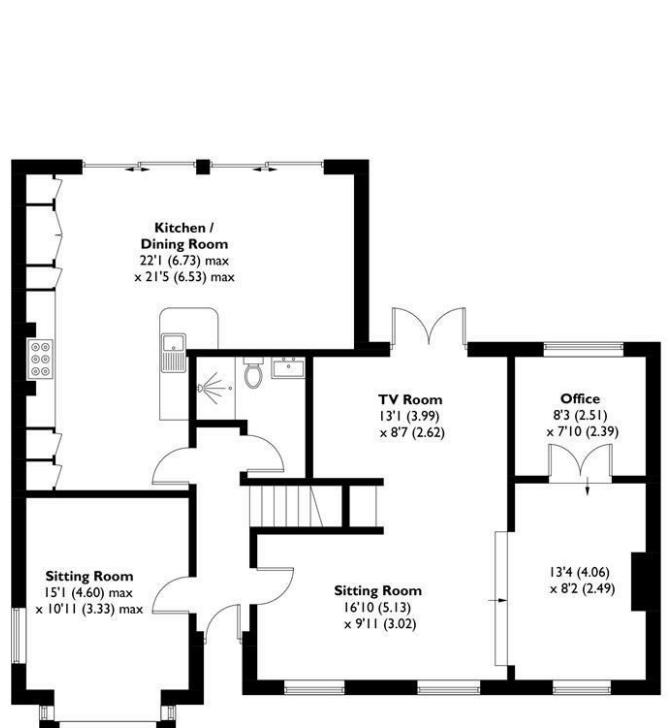


Floor Plan

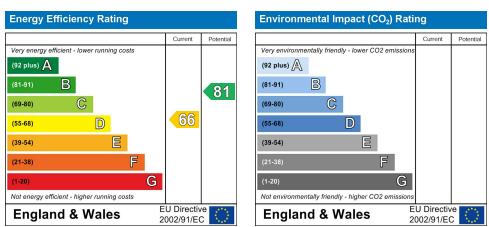


APPROXIMATE GROSS INTERNAL AREA = 2067 SQ FT / 192.1 SQ M
GARAGE = 288 SQ FT / 26.8 SQ M
TOTAL = 2355 SQ FT / 218.9 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1189582)
Produced for Castles Estate Agents

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.



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70 Portchester Road

Fareham, PO16 8QJ

We are pleased to welcome to the market this exceptional four bedroom detached property with large rear garden, off road parking for seven vehicles and a detached double garage located on the popular Portchester Road.

The property is well presented throughout and sits on a third of an acre plot. The ground floor consists of a spacious open plan living area flooded with natural light featuring a tv room, lounge area and study. There is also a separate sitting room. French oak flooring runs throughout these rooms and features original 1930's coving and oak doors. There is a wet room/shower room on the ground floor featuring floor to ceiling tiles also.

To the rear of the property boasts an incredible open plan kitchen diner with sliding glass doors and large skylight offering amazing garden views. The skylight has electric vented windows too. Worktops throughout the kitchen are honed quartz and the flooring is all porcelain tiles. A large Rangemaster is featured along with butler sink, wine cooler and integrated dishwasher and washing machine.

Stepping out into the garden you are welcomed by a large tiled terrace that stretches the rear of the property and features a seating/dining area. Throughout the garden is a BBQ area, fire pit, various seating areas and composite raised sun deck with loungers. There is lots of lighting throughout the garden perfect for entertaining in the evenings. Side access is available down both sides of the property linking you to the front driveway which has space for seven vehicles and a double detached garage with electric door.

The first floor of the property features four bedrooms in total, three of which are doubles all featuring built in storage. The primary bedroom suite benefits from an en-suite shower room with tiled floors and ceilings. A family bathroom with free standing bath completes the first floor accommodation.

The property benefits from a pressurised system, combination boiler and double glazing throughout.

Asking price £1,000,000

70 Portchester Road

Fareham, PO16 8QJ



- FOUR BEDROOMS
- DETACHED
- DETACHED GARAGE
- HUGE REAR GARDEN
- OPEN PLAN KITCHEN DINER

SITTING ROOM
15'1" x 10'9" (4.6 x 3.3)

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

TV ROOM

OFFICE
8'2" x 7'6" (2.5 x 2.3)

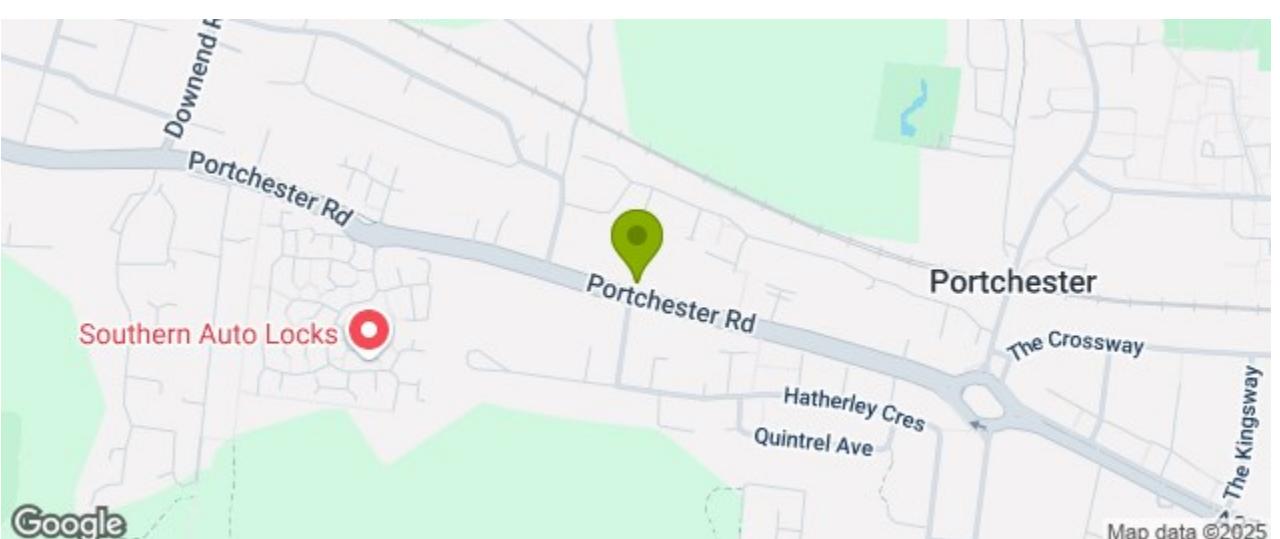
KITCHEN DINER
21'11" x 21'3" (6.7 x 6.5)

SHOWER ROOM

BEDROOM ONE + EN-SUITE
19'4" x 15'5" (5.9 x 4.7)

BEDROOM TWO
14'1" x 9'6" (4.3 x 2.9)

BEDROOM THREE
15'1" x 9'2" (4.6 x 2.8)



- THREE BATHROOMS
- OFF ROAD PARKING FOR 7-8 CARS
- THIRD OF AN ACRE PLOT
- LARGE REAR EXTENSION
- GLASS SLIDING DOORS & SKYLIGHT

BATHROOM

BEDROOM FOUR

GARAGE
17'0" x 16'8" (5.2 x 5.1)

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.

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.

