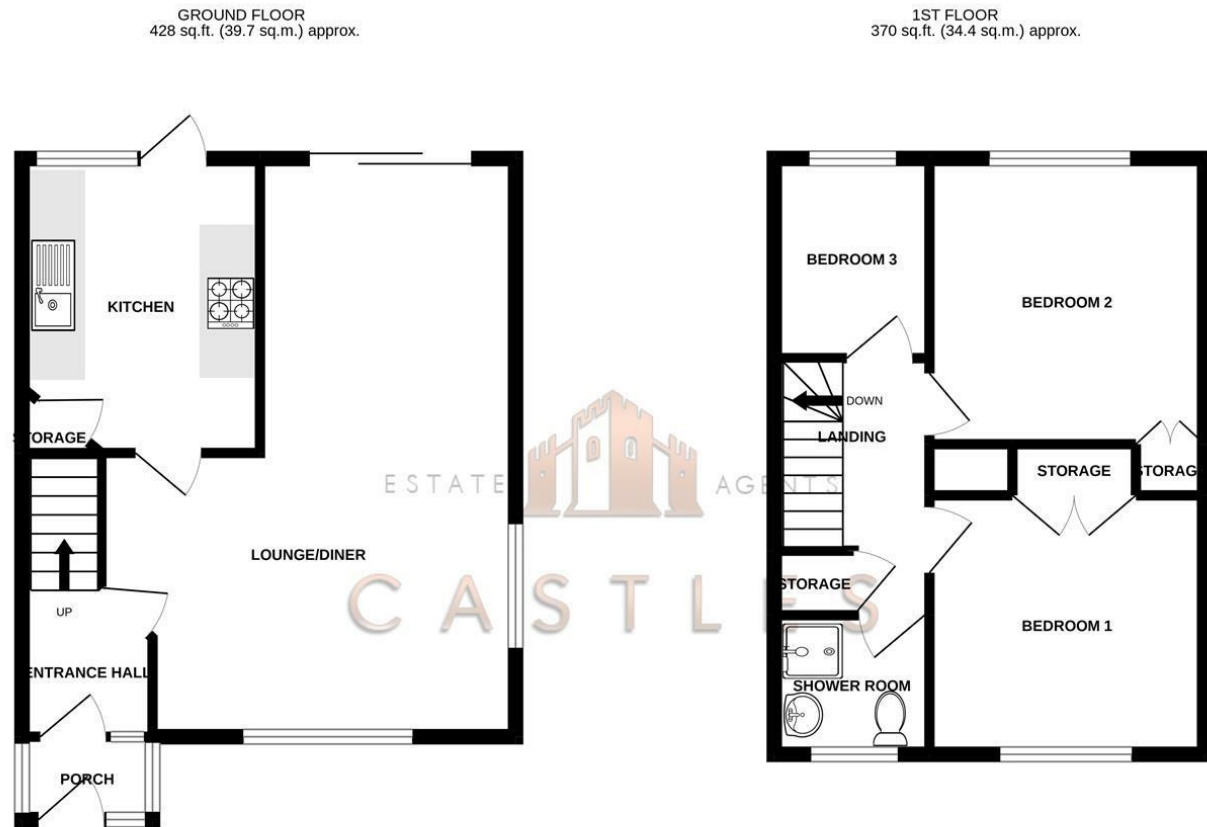


Floor Plan



TOTAL FLOOR AREA: 798 sq.ft. (74.2 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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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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(20-24) A	
(81-91) B		(25-29) B	
(69-80) C		(30-34) C	
(55-68) D		(35-39) D	
(39-54) E		(40-44) E	
(21-38) F		(45-49) F	
(1-20) G		(50-55) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	87	EU Directive 2002/91/EC	

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I Benedict Way
Fareham, PO16 8JD

We are pleased to welcome to the market this well presented three bedroom end of terrace property with off road parking and solent views in the popular Portchester Hill slopes location of Benedict Way, Portchester.

The property is immaculate throughout and the ground floor consists of an open plan lounge diner flooded with natural light and a modern kitchen.

Moving upstairs there are three bedrooms and a modern family shower room.

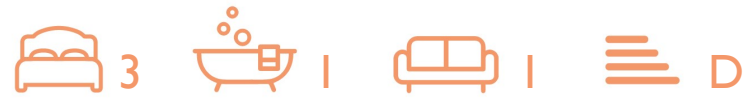
Externally the property has a driveway to the front and a garage to the rear. The garden is a fair length and is south east facing.

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

Offers over £325,000

I Benedict Way

Fareham, PO16 8JD



- THREE BEDROOMS
- NO FORWARD CHAIN
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LOUNGE DINER
- SOLENT VIEWS
- OFF ROAD PARKING
- GARAGE
- NO WORK NEEDED
- PORTCHESTER HILL SLOPES LOCATION
- LONG SOUTH EAST FACING GARDEN

LOUNGE DINER

13'9" x 21'11" (4.2 x 6.7)

KITCHEN

11'1" x 8'2" (3.4 x 2.5)

BEDROOM ONE

10'5" x 9'10" (3.2 x 3.0)

BEDROOM TWO

10'9" x 8'10" (3.3 x 2.7)

BEDROOM THREE

8'6" x 7'6" (2.6 x 2.3)

BATHROOM

5'10" x 5'2" (1.8 x 1.6)

GARAGE

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. 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.

