

Floor Plan



TOTAL FLOOR AREA: 1160 sq.ft. (107.8 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 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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(10 plus) <b>A</b>	
(81-91) <b>B</b>		(10-11) <b>B</b>	
(69-80) <b>C</b>		(10-10) <b>C</b>	
(55-68) <b>D</b>		(10-10) <b>D</b>	
(39-54) <b>E</b>		(10-10) <b>E</b>	
(21-38) <b>F</b>		(10-10) <b>F</b>	
(1-20) <b>G</b>		(10-10) <b>G</b>	
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



**220 Hawthorn Crescent  
Portsmouth, PO6 2TS**

Castles are pleased to welcome to the market this exceptional three bedroom family home with off road parking for two cars located in Hawthorn Crescent, Cosham.

This home is immaculate throughout and boasts a large extension to the rear with skylight and bi-folds providing open plan living to its finest. There is a separate living room to the front of the property also and a downstairs w/c completing the ground floor accommodation.

Moving upstairs there is a modern family bathroom, three bedrooms, two of which are double bedrooms and one smaller bedroom which is currently being used as a dressing room.

Externally via the bi-folds you access the south facing garden providing you great indoor-outdoor living. The garden is landscaped and features a summer house/games room.

For more information or to arrange a viewing on this exceptional home call Castles today.

**Asking price £380,000**

DIRECTORS

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# 220 Hawthorn Crescent

Portsmouth, PO6 2TS



- THREE BEDROOMS
- IMMACULATE FAMILY HOME
- LARGE EXTENSION WITH SKYLIGHT
- SOUTH FACING GARDEN
- OFF ROAD PARKING FOR TWO
- OPEN PLAN LIVING
- BI-FOLDS ACROSS THE REAR
- SUMMER HOUSE/GAMES ROOM

### FRONT LOUNGE

10'9" x 15'5" (3.3 x 4.7)

### FAMILY ROOM

14'1" x 12'1" (4.3 x 3.7)

### KITCHEN DINER

15'8" x 16'8" (4.8 x 5.1)

### W/C

7'6" x 2'7" (2.3 x 0.8)

### BEDROOM ONE

9'6" x 15'1" (2.9 x 4.6)

### BEDROOM TWO

12'5" x 11'5" (3.8 x 3.5)

### BEDROOM THREE

7'10" x 7'6" (2.4 x 2.3)

### BATHROOM

5'10" x 5'6" (1.8 x 1.7)

### SUMMER HOUSE

16'0" x 8'10" (4.9 x 2.7)

### 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.

