



Floor Plan

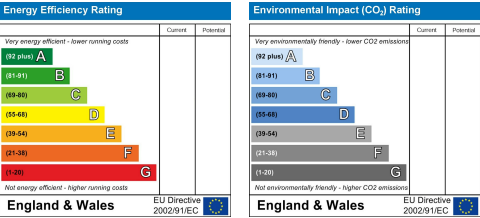


TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.

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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2 Hawthorn Close  
Fareham, PO16 8HF

We are pleased to welcome to the market this four bedroom semi detached property with off road parking in the quiet cul-de-sac location of Hawthorn Close, Portchester.

The property is a generous size and the ground floor consists of a kitchen to the front, lounge in the centre of the home with a large conservatory to the rear. Accessible from the lounge is an office which has been converted from the original integral garage. This can be utilised as bedroom four if required.

Moving upstairs there are three bedrooms in total, all of which are a generous size. There is a modern family bathroom which completes the first floor accommodation.

Externally there is off road parking to the front for two vehicles. Side access is available leading to the rear garden which features paved walkways, lawns and a shed for storage.

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

Offers over £350,000



## 2 Hawthorn Close

Fareham, PO16 8HF



- FOUR BEDROOMS
- OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS
- LARGE CONSERVATORY
- SEMI DETACHED
- QUIET CUL DE SAC LOCATION
- IDEAL FIRST TIME BUY
- GOOD ACCESS ROUTES

**LOUNGE/DINER**  
17'0" x 11'9" (5.2 x 3.6)

**KITCHEN**  
9'2" x 10'9" (2.8 x 3.3)

**OFFICE/BEDROOM 4**  
7'6" x 16'8" (2.3 x 5.1)

**CONSERVATORY**  
15'8" x 10'2" (4.8 x 3.1)

**BEDROOM 1**  
14'1" x 10'9" (4.3 x 3.3)

**BEDROOM 2**  
11'5" x 11'5" (3.5 x 3.5)

**BEDROOM 3**  
7'2" x 8'2" (2.2 x 2.5)

**BATHROOM**  
4'11" x 8'2" (1.5 x 2.5)

**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 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.

**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.

