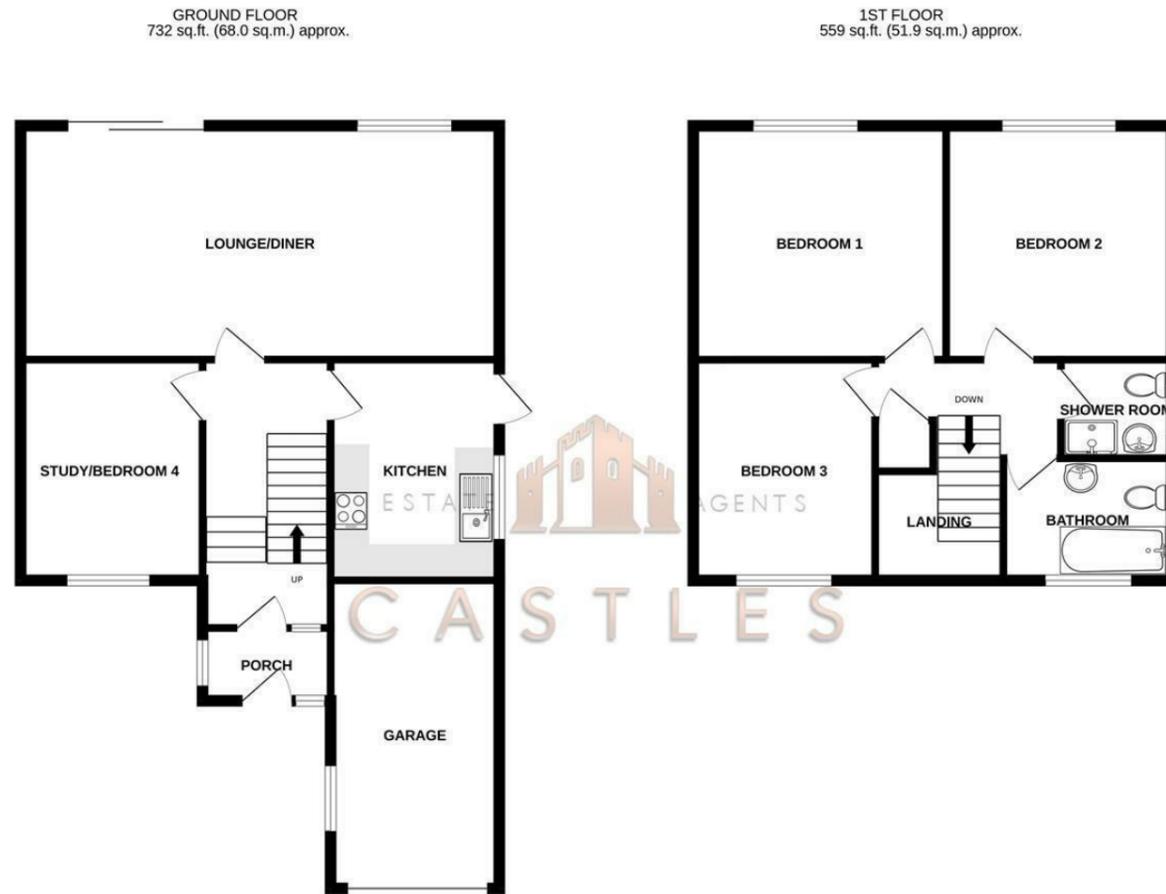


Floor Plan



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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133 Hill Road Fareham, PO16 8JY

We are pleased to welcome a rare opportunity to acquire a four bedroom detached property with garage and off road parking situated on the sought after Portchester Hill slopes of Hill Road.

Offering incredible solent views and an opportunity to renovate this home and really put your own stamp on.

The ground floor consists of an open plan lounge diner across the rear with access onto the patio and south facing garden. There is a generous size kitchen and a reception room which can be utilised as bedroom four.

Moving upstairs there are three well proportioned bedrooms, a family bathroom and a separate shower room. The two rear double bedrooms offer up exceptional views out Portchester and through the harbour to the Spinnaker Tower and beyond.

Externally this home has an abundance of off road parking to the front and a garage. The rear garden is a fair size and is South facing so plenty of sunshine throughout the day.

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

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A	96	Very environmentally friendly - lower CO ₂ emissions 10-15 A	
15-91 B		16-20 B	
80-89 C		21-25 C	
69-79 D	66	26-30 D	
55-68 E		31-35 E	
45-54 F		36-40 F	
35-44 F		41-45 G	
1-34 G		46-50 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

Offers in excess of £450,000

133 Hill Road

Fareham, PO16 8JY



- NO FORWARD CHAIN
- SOLENT VIEWS
- GARAGE
- IN NEED OF MODERNISATION
- DETACHED
- FOUR BEDROOMS
- OFF ROAD PARKING
- SOUTH FACING GARDEN

LOUNGE/DINER

24'3" x 11'9" (7.4 x 3.6)

KITCHEN

8'6" x 11'1" (2.6 x 3.4)

STUDY/BEDROOM 4

9'2" x 11'1" (2.8 x 3.4)

SHOWER ROOM

8'6" x 5'10" (2.6 x 1.8)

BATHROOM

5'6" x 4'11" (1.7 x 1.5)

BEDROOM 1

12'9" x 11'9" (3.9 x 3.6)

BEDROOM 2

10'9" x 11'9" (3.3 x 3.6)

BEDROOM 3

8'10" x 11'1" (2.7 x 3.4)

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.

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.

