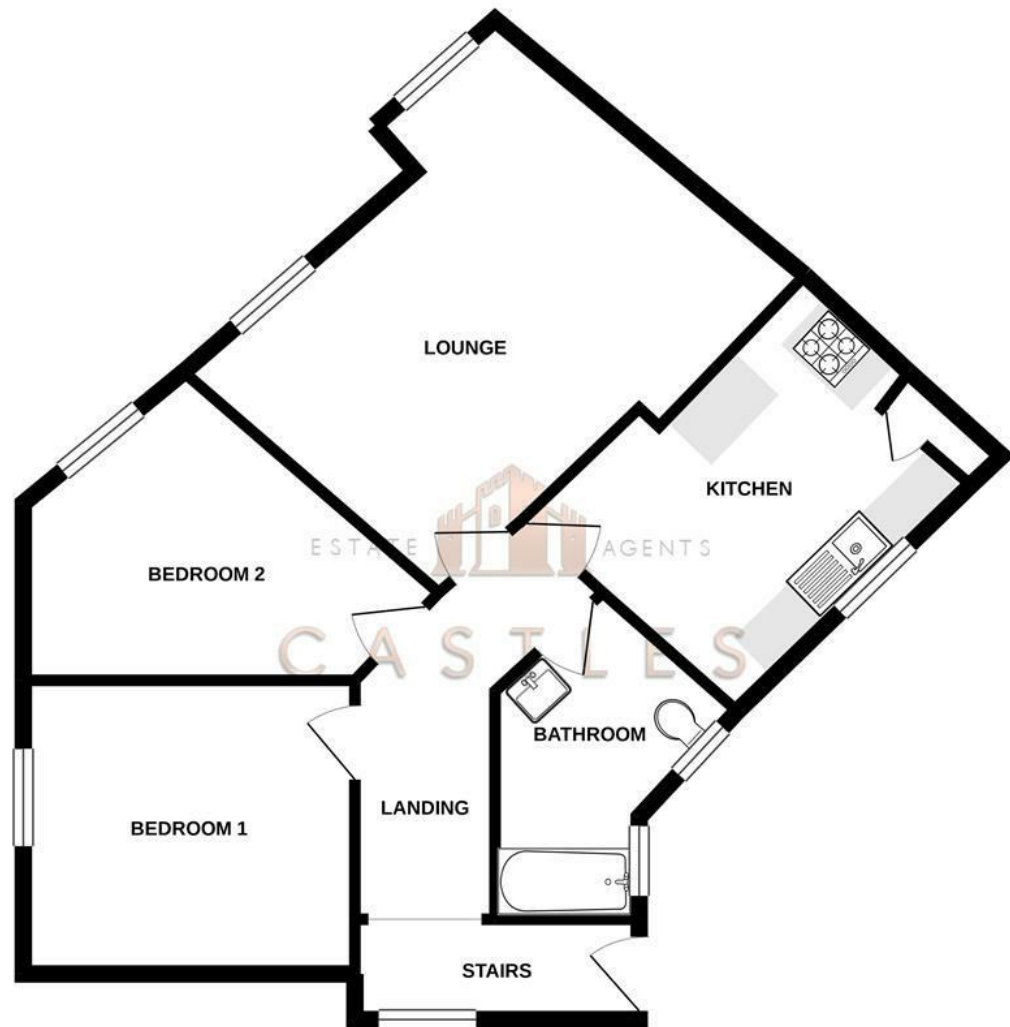


Floor Plan

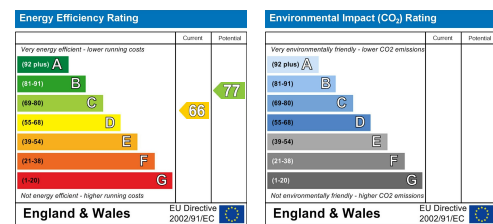
GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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.



17 Seaway Grove  
Fareham, PO16 9HY

\*\*\* TWO BEDROOM FIRST FLOOR MAISONETTE + PRIVATE GARDEN & OFF ROAD PARKING \*\*\*

Castles are pleased to welcome to the market this well presented two bedroom first floor maisonette in Seaway Grove, Portchester.

The property benefits from an off road parking space and private garden. Both bedrooms are a fair size and are capable of fitting a double bed comfortably. There is a large lounge area bursting with natural light, modernised bathroom and amicable kitchen space. It has new double glazed windows throughout fitted 2 years ago and has gas central heating via a combi boiler which is only 3 years old.

This maisonette is walking distance from the seafront and local shops. It would make a great first time buy or even a ideal buy to let property for someone looking to add to their portfolio. The rental price achieved would be approximately £800pcm.

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

Asking price £200,000

DIRECTORS

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# 17 Seaway Grove

Fareham, PO16 9HY



- TWO DOUBLE BEDROOMS
- MODERN FINISH
- 3 YEAR OLD COMBI BOILER
- PRIVATE GARDEN
- CLOSE TO LOCAL SHOPS
- FIRST FLOOR MAISONETTE
- 2 YEAR OLD DOUBLE GLAZING
- OFF ROAD PARKING
- WALKING DISTANCE TO SEAFRONT
- LOW SERVICE CHARGES

### LOUNGE

12'1" x 15'8" (3.7 x 4.8)

### KITCHEN

9'6" x 11'5" (2.9 x 3.5)

### BATHROOM

4'7" x 8'2" (1.4 x 2.5)

### BEDROOM ONE

11'1" x 9'10" (3.4 x 3.0)

### BEDROOM TWO

11'5" x 12'9" (3.5 x 3.9)

### 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.

### Staff Disclosure

We would like to make you aware that the sellers of this property are a relation of one of the Directors of Castles Estate Agents.

