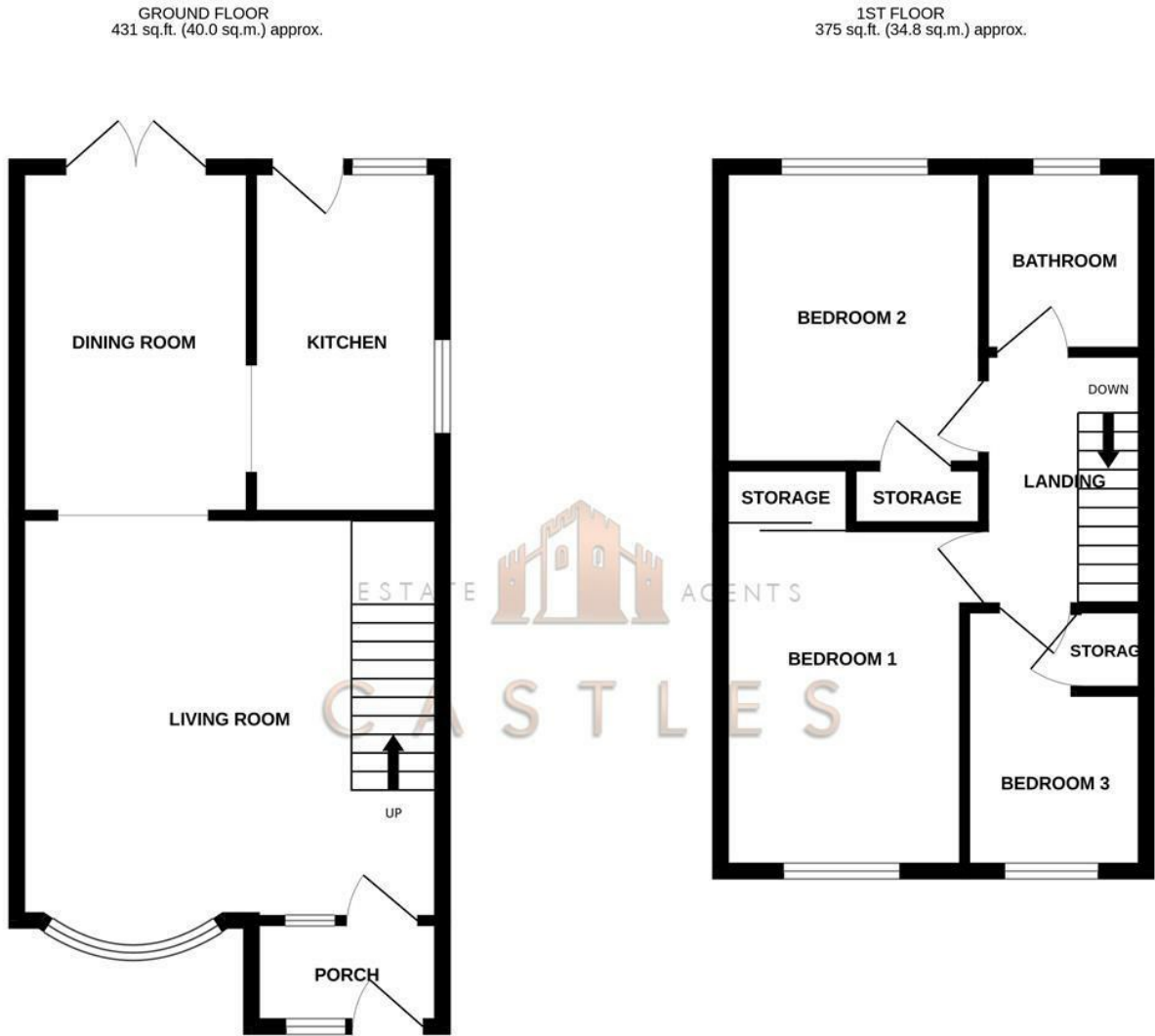


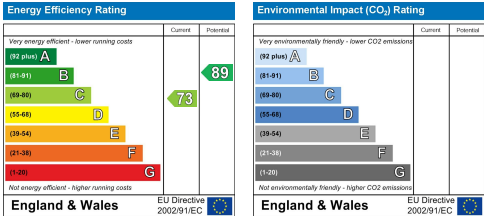


Floor Plan



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



2 Leckford Close  
Fareham, PO16 8DZ

We are pleased to welcome to the market this three bedroom semi detached property with off road parking and garage in the popular Portchester Hill Slopes location of Leckford Close.

The property is well presented throughout and the ground floor consists of an entrance porch, open plan lounge diner and kitchen at the rear with access out into the garden.

Moving upstairs there are three bedrooms and a modern family bathroom.

Externally there is off road parking to the front via a driveway which runs down the side of the property also to the garage. The rear garden is a generous size and is of a South West aspect so plenty of sunshine throughout the day. You can access into the garage from a side door from the garden too and there is also a large shed across the rear.

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

Offers over £360,000



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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



2 Leckford Close  
Fareham, PO16 8DZ



- THREE BEDROOMS
- GARAGE
- PORTCHESTER HILL SLOPES
- IDEAL FIRST TIME BUY
- OFF ROAD PARKING
- WEST FACING GARDEN
- OPEN PLAN LOUNGE DINER
- SOLENT VIEWS

**LIVING ROOM**  
15'1" x 13'5" (4.6 x 4.1)

**DINING ROOM**  
10'2" x 8'0" (3.12 x 2.44)

**KITCHEN**  
10'2" x 7'3" (3.12 x 2.21)

**BATHROOM**  
6'3" x 6'3" (1.91 x 1.91)

**BEDROOM 1**  
12'11" x 8'5" (3.94 x 2.59)

**BEDROOM 2**  
9'1" x 8'11" (2.79 x 2.74)

**BEDROOM 3**  
10'0" x 6'9" (3.07 x 2.06)

**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.

