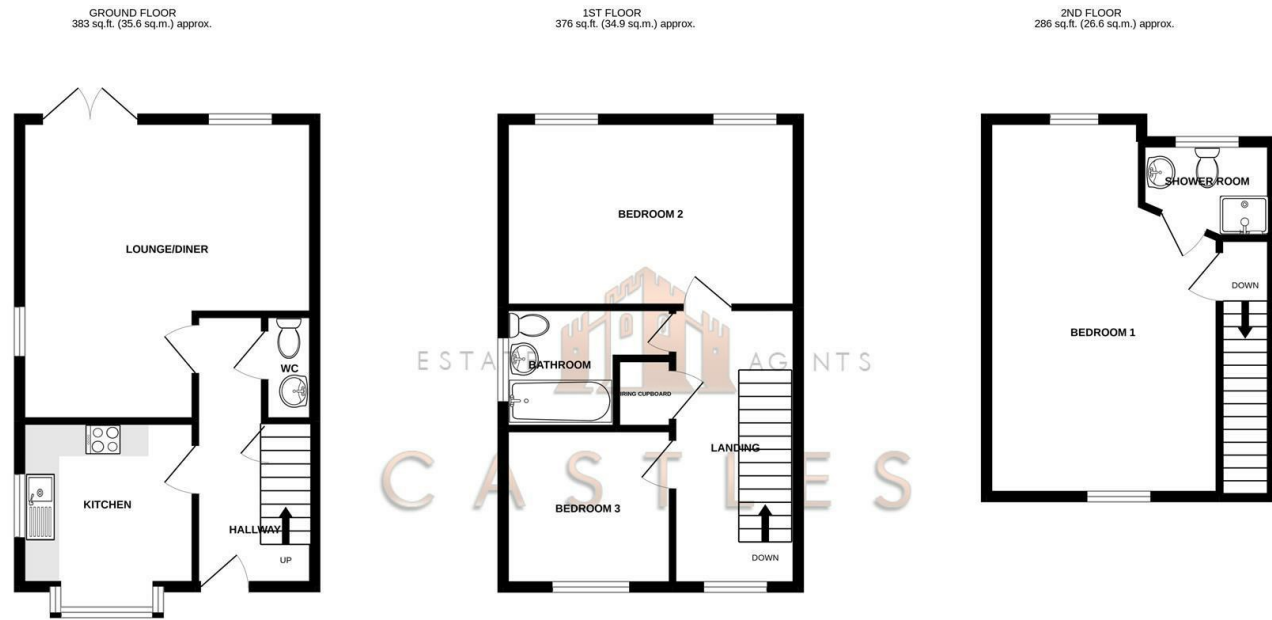


Floor Plan



TOTAL FLOOR AREA : 1045 sq.ft. (97.0 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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6 White Hart Lane
Fareham, PO16 9BS

Castles are proud to welcome to the market this exceptional home laid over three floors in a highly popular development located in White Hart Lane, Portchester.

The property has high end finishes throughout and consists of a modern fitted kitchen, lounge diner and w/c to the ground floor. The first floor features a large double bedroom, family bathroom and smaller bedroom which is currently being utilised as a dressing room. Moving up to the second floor you will find the spacious primary bedroom with ensuite shower room.

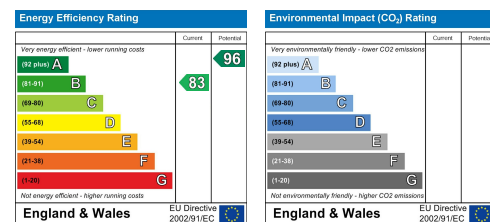
Externally this home benefits from rear access to the residents parking where there are two allocated parking spaces allowing you to park comfortably off road. The garden is a fair size and is south facing so plenty of sunshine.

This property was newly built in 2018 and still benefits from the 10 year new homes warranty.

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

Offers over £375,000

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.



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6 White Hart Lane

Fareham, PO16 9BS



- THREE BEDROOMS
- ALLOCATED PARKING FOR TWO CARS
- STILL IN 10 YEAR WARRANTY
- WALKING DISTANCE TO PORTCHESTER CASTLE
- REAR ACCESS
- TWO BATHROOMS
- NEWLY BUILT IN 2018
- MODERN FINISH THROUGHOUT
- SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS

KITCHEN

9'2" x 8'6" (2.8 x 2.6)

LOUNGE DINER

15'8" x 15'5" (4.8 x 4.7)

DOWNSTAIRS W/C

5'2" x 2'7" (1.6 x 0.8)

BEDROOM ONE

19'8" x 12'1" (6.0 x 3.7)

EN-SUITE

5'10" x 4'11" (1.8 x 1.5)

BEDROOM TWO

15'5" x 9'10" (4.7 x 3.0)

BEDROOM THREE

8'10" x 8'2" (2.7 x 2.5)

BATHROOM

9'6" x 3'3" (2.9 x 1.0)

Maintenance Charges

Please be aware there is a maintenance charge of £20 per month per property on the estate to cover costs of gardeners who maintain the estate.

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. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

