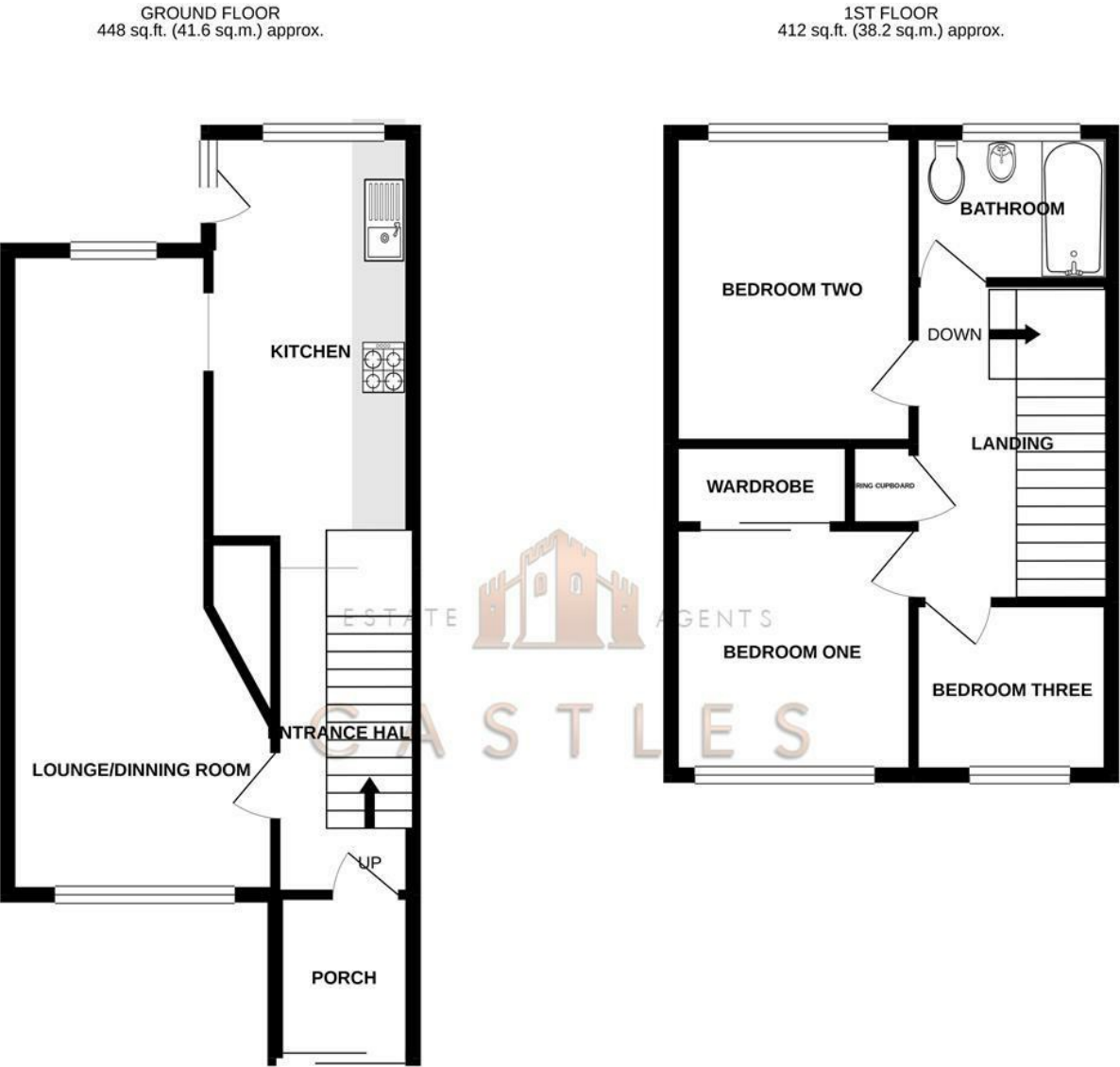


Floor Plan

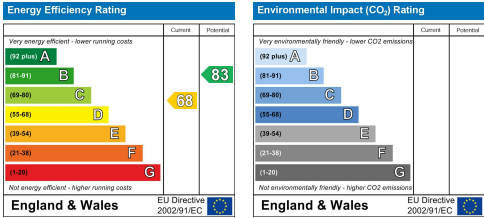


TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

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.



179 West Street  
Portchester, PO16 9UB

\*\*\* THREE BEDROOM END OF TERRACE HOUSE + GARAGE \*\*\*

Castles are pleased to welcome to the market this three bedroom end of terrace house with garage located in West Street, Portchester.

The ground floor of the property consists of an entrance porch, open plan lounge diner, kitchen with access out to the large garden. Upstairs there are two double bedrooms, one single bedroom and a family bathroom. To the rear of the property is where the garage is situated.

The property benefits from double glazing throughout and gas central heating.

There is also side access into the garden.

For more information or to book a viewing please contact us today.

Offers in excess of £250,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899

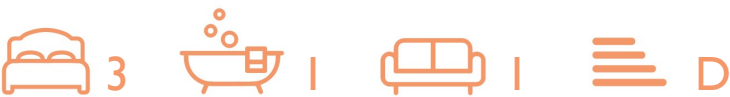


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179 West Street  
Portchester, PO16 9UB



- END OF TERRACE
- GARAGE
- LARGE GARDEN
- DOUBLE GALZED
- CLOSE TO LOCAL SHOPS
- THREE BEDROOMS
- OPEN PLAN LOUNGE DINER
- SIDE ACCESS
- GAS CENTRAL HEATING
- CLOSE TO TRANSPORT LINKS

**PORCH**  
6'2" x 5'2" (1.9 x 1.6)

**ENTRANCE HALL**  
12'5" x 5'2" (3.8 x 1.6)

**LOUNGE / DINER**  
10'2" x 23'7" (3.1 x 7.2)

**KITCHEN**  
17'8" x 7'10" (5.4 x 2.4)

**BEDROOM ONE**  
11'1" x 9'10" (3.4 x 3.0)

**BEDROOM TWO**  
9'6" x 10'5" (2.9 x 3.2)

**BEDROOM THREE**  
5'10" x 7'10" (1.8 x 2.4)

**BATHROOM**  
5'10" x 5'10" (1.8 x 1.8)

**Buy To Let Info**  
If you are looking at this property for a buy to let purchase for investment then the expected rental income would be approximately £900-£950PCM.

**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.

