

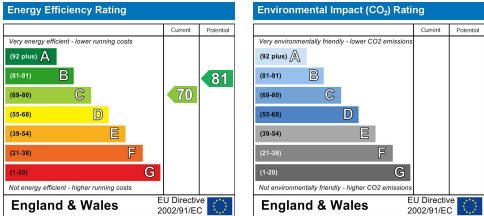


TOTAL FLOOR AREA: 1446 sq.ft. (134.3 sq.m.) approx.

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.



### 3 Barbican Mews

#### Fareham, PO16 9FB

We are pleased to welcome to the market this four bedroom detached home with garage and off road parking in the popular development Barbican Mews, Portchester.

Barbican Mews is a modern characterful mews development of just 17 homes built circa 2002 located off of Castle Street in the Portchester Conservation Area. This home was refurbished 2017-2018 and features new upvc doors and windows throughout, new floorings, window blinds, new feature electric fire in lounge, new gas boiler 2018 (under warranty). The en-suite to primary bedroom has just been re-fitted. The accommodation on ground floor consists of spacious lounge room, open plan kitchen diner with utility, downstairs w/c with two storage cupboards. Moving upstairs there are four bedrooms in total with an en-suite off the primary bedroom and family bathroom.

Other benefits are loft fully insulated, private driveway and single garage with electric door. There is a courtyard style fully enclosed rear garden, not overlooked, with side access gate. There are also visitor parking spaces within the mews.

Locally it is a short stroll to local shops of Portchester, Portchester Castle and the waterfront. The home is located on a bus route and only 10 minute walk to Portchester railway station. Queen Alexandra Hospital and the M27 is a 5 minute drive. Along the waterfront footpath you are also easy walking distance of Port Solent marina with its many restaurants, bars, gym, swimming pool and cinema.

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

Offers over £550,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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PO16 9QD



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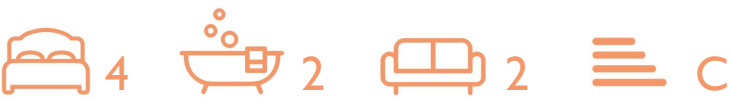


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3 Barbican Mews  
Fareham, PO16 9FB



- BARBICAN MEWS
- TWO BATHROOMS
- CUL-DE-SAC LOCATION
- 5 MINUTE WALK TO PORTCHESTER CASTLE
- PRIMARY & SECONDARY SCHOOLS NEARBY
- FOUR BEDROOMS
- DETACHED HOME
- GARAGE & DRIVEWAY
- CLOSE TO PRIMARY & SECONDARY SCHOOLS
- VILLAGE SHOPS CLOSE BY

**LOUNGE**  
20'11" x 13'9" (6.4 x 4.2)

**KICHEN/DINER**  
20'8" x 9'6" (6.3 x 2.9)

**UTILITY**  
3'3" 7'10" (1.0 2.4)

**W/C**  
7'2" x 3'3" (2.2 x 1.0)

**BEDROOM 1**  
14'1" x 10'2" (4.3 x 3.1)

**ENSUITE**  
6'6" x 5'2" (2.0 x 1.6)

**BEDROOM 2**  
9'10" x 9'6" (3.0 x 2.9)

**BATHROOM**  
6'6" x 8'2" (2.0 x 2.5)

**BEDROOM 3**  
9'10" x 7'10" (3.0 x 2.4)

**BEDROOM 4**  
8'6" x 9'6" (2.6 x 2.9)

**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.

**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.

