



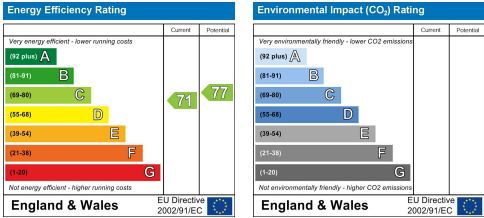
Floor Plan

GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 360 sq.ft. (33.5 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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CASTLES
ESTATE AGENTS



9 New Priory Gardens
Fareham, PO16 9UH

We are pleased to welcome to the market this one bedroom second floor retirement apartment located in New Priory Gardens, Portchester.

This Over 60's Retirement apartment is situated within a prime Portchester location being very close to the village shops and a short walk to Portchester Castle and the sea front.

This property benefits from a lounge that opens into the kitchen, a double bedroom and bathroom. The building benefits from a secure communal entrance with off-site warden and an emergency call system.

Residents parking is available and you are close proximity to Portchester train station along with bus routes.

This property is only available for over 60's. Viewing is highly recommended.

Offers over £60,000



02394318899



www.castlesestates.co.uk



2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

9 New Priory Gardens

Fareham, PO16 9UH



- OVER 60'S RETIREMENT APARTMENT
- SECOND FLOOR
- SHORT WALK TO TRAIN STATION
- ONE BEDROOM
- RESIDENTS PARKING
- CLOSE TO PORTCHESTER VILLAGE SHOPS
- BUS ROUTES CLOSE BY
- IN NEED OF MODERNISATION

LOUNGE/DINER
13'1" x 9'6" (4.0 x 2.9)

KITCHEN
9'6" x 5'6" (2.9 x 1.7)

BATHROOM
5'10" x 5'6" (1.8 x 1.7)

BEDROOM
10'4" x 9'7" (3.15 x 2.94)

Lease Information
Lease Length: 59 Years Remaining

Service Charge: £2940.75 Per Annum

Ground Rent: £150 Per Annum

* Please be aware this information has been provided to us by the sellers to the

best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process *

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 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.

