

Floor Plan



TOTAL FLOOR AREA: 1051 sq.ft. (97.7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**17 Hawthorn Close**  
**Fareham, PO16 8HF**

Welcome to this charming three-bedroom semi-detached house with off road parking located in the desirable Hawthorn Close, Portchester. Situated in the sought-after Redbarn School catchment area, this property is perfect for families looking for a new home.

Upon entering, you are greeted by an entrance hallway with a door leading off to a spacious lounge, perfect for relaxing or entertaining guests. The large conservatory adds a touch of elegance and provides a lovely space to enjoy the natural light and views of the garden.

The property boasts three well-proportioned bedrooms, offering plenty of space for a growing family or for those in need of a home office or guest room. The recently refitted bathroom adds a modern touch to the house, ensuring both style and convenience.

Outside, the property features driveway parking, making coming home a breeze. Whether you have guests visiting or simply need space for your own vehicles, this feature adds a practical element to the property.

Don't miss out on the opportunity to make this house your home. With its convenient location, ample living space, and modern amenities, this property is sure to tick all the boxes for those looking for a comfortable and stylish place to live. Contact us today to arrange a viewing and see for yourself the potential this property holds.

**Offers over £350,000**

DIRECTORS

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# 17 Hawthorn Close

Fareham, PO16 8HF



- SEMI DETACHED HOUSE
- RECENTLY REFITTED BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- DRIVEWAY PARKING AND GARAGE
- LARGE LOUNGE
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- WALKING DISTANCE TO REDBARN SCHOOL
- CONSERVATORY
- VERY WELL PRESENTED THROUGHOUT

### KITCHEN

8'10" x 10'9" (2.7 x 3.3)

### LOUNGE

17'0" x 11'5" (5.2 x 3.5)

### CONSERVATORY/DINING ROOM

17'0" x 8'10" x 8'2" x 11'9" (5.2 x 2.7 x 2.5 x 3.6)

### GARAGE

8'2" x 14'1" (2.5 x 4.3)

### BATHROOM

4'7" x 7'10" (1.4 x 2.4)

### BEDROOM 1

12'1" x 10'9" (3.7 x 3.3)

### BEDROOM 2

11'9" x 9'10" x 11'5" (3.6 x 3.0 x 3.5)

### BEDROOM 3

7'2" x 8'2" (2.2 x 2.5)

### 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 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.

