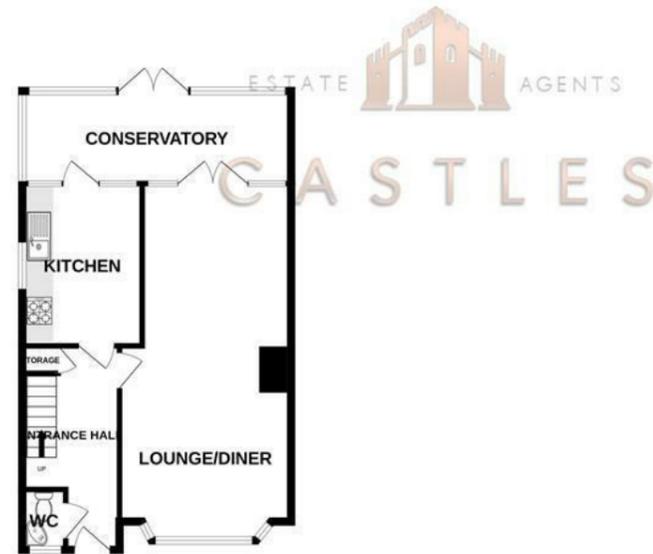


Floor Plan

GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.9 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 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(20-24) A	
(81-91) B		(25-29) B	
(69-80) C		(30-34) C	
(55-68) D		(35-39) D	
(39-54) E		(40-44) E	
(21-38) F		(45-49) F	
(1-20) G		(50-55) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



24 Hill View Road Fareham, PO16 8DB

We are pleased to welcome to the market this three bedroom semi detached property with off road parking located on the popular Portchester Hill Slopes location of Hill View Road.

The property is well presented throughout and the ground floor consists of entrance hall with downstairs w/c, open plan lounge diner with french doors opening into the conservatory which offers utility services. The modern fitted kitchen completes the ground floor accommodation.

Moving upstairs there are three bedrooms, all of which are a generous size and a family bathroom.

Externally there is driveway to the front and side for multiple vehicles. There is a summer house at the end of the drive which could easily be used for home office, gym or bar/games room. The rear garden is very sunny and features patio areas, lawned areas with various shrubbery, trees and flowers.

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

Offers over £375,000

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Directors: Charles Tuson | Gary Agar | Sean Wren

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VAT Number: 356389459

24 Hill View Road

Fareham, PO16 8DB



- THREE BEDROOMS
- SOLENT VIEWS
- OPEN PLAN LOUNGE DINER
- CLOSE TO LOCAL SHOPS
- OFF ROAD PARKING
- SUMMER HOUSE
- CONSERVATORY
- WELL PRESENTED THROUGHOUT

LOUNGE/DINER

12'5" x 23'11" x 10'5" (3.8 x 7.3 x 3.2)

KITCHEN

8'2" x 11'5" (2.5 x 3.5)

CONSERVATORY

19'0" x 6'6" (5.8 x 2.0)

OUTBUILDING

8'10" x 20'0" (2.7 x 6.1)

BATHROOM

6'2" x 6'6" (1.9 x 2.0)

BEDROOM 1

11'1" x 13'1" (3.4 x 4.0)

BEDROOM 2

10'5" x 11'1" (3.2 x 3.4)

BEDROOM 3

8'2" x 7'10" (2.5 x 2.4)

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.

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.

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.

