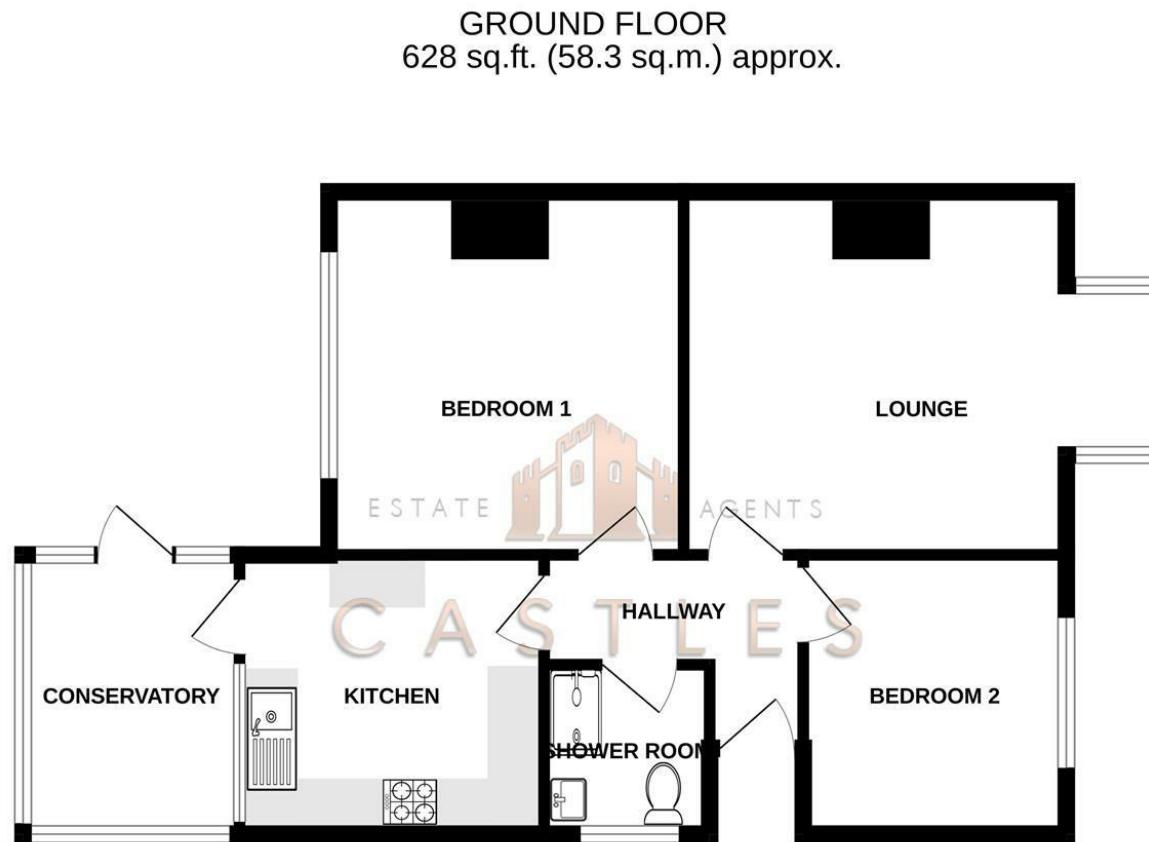
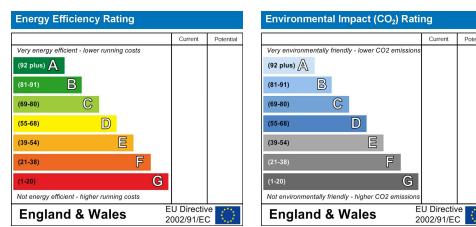


## Floor Plan



TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan detailed 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.

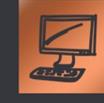


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## 142 The Crossway

Portchester, PO16 8NH

We are pleased to welcome to the market this two bedroom semi detached bungalow with garage in the popular Portchester location of The Crossway.

The property is well presented throughout but does require some modernisation in areas.

The accommodation consists of two double bedrooms, a large lounge room, shower room, kitchen at the rear with access into a conservatory.

The rear garden is a generous size and is South facing featuring a paved patio area, footpath and lawns.

Via the shared driveway is access to the garage.

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

Offers over £275,000

# 142 The Crossway

Portchester, PO16 8NH



- SEMI DETACHED
- TWO BEDROOMS
- POTENTIAL TO EXTEND

**LOUNGE**  
12'9" x 11'9" x 16'4" (3.9 x 3.6 x 5.0)

**SHOWER ROOM**  
5'6" x 5'6" (1.7 x 1.7)

**KITCHEN**  
10'5" x 9'2" (3.2 x 2.8)

**BEDROOM 1**  
11'9" x 12'1" (3.6 x 3.7)

**BEDROOM 2**  
8'10" x 8'10" (2.7 x 2.7)

**CONSERVATORY**  
7'2" x 9'6" (2.2 x 2.9)



- GARAGE
- SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS

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.

## 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,

