



NESBITT & SONS
ESTATE AGENTS



56 The Crossway, Fareham, PO16 8PB

Offers in excess of £535,000

This stunning extended detached bungalow is situated on a larger than normal plot in a much requested location close to the town centre and railway station.

The property has been extensively modernised by the current owners with the internal accommodation briefly comprising of - large entrance hallway, modern fully fitted open plan kitchen with centre island, utility room, living room with bi folds opening onto garden, three double bedrooms, dressing room and a superb four piece family bathroom suite.

Outside there is a block paved driveway at the front with side access leading to a beautiful newly landscaped enclosed south facing garden which benefits from a raised patio area and artificial lawn.

At the rear of the garden you will find an amazing home bar which includes a separate snug and office.

Viewing is strongly recommended to fully appreciate the rarely available style and quality of property on offer here.

Entrance Hallway 27'5 x 3'10 (8.36m x 1.17m)

Bedroom One 14'2 into bay x 10'11 (4.32m into bay x 3.33m)



Dressing Room 12'0 x 4'7 (3.66m x 1.40m)



Bedroom Two 12'0 x 11'0 into bay (3.66m x 3.35m into bay)



Bathroom 10'10 x 8'4 (3.30m x 2.54m)



Bedroom Three 12'0 x 8'6 (3.66m x 2.59m)

Kitchen 14'5 x 10'11 (4.39m x 3.33m)



Living Room 18'10 x 10'6 (5.74m x 3.20m)



Utility Room 8'2 x 5'0 (2.49m x 1.52m)



Snug/Family Room 14'7 x 11'5 (4.45m x 3.48m)



Outside



Office 11'5 x 9'6 (3.48m x 2.90m)

Driveway

Garden

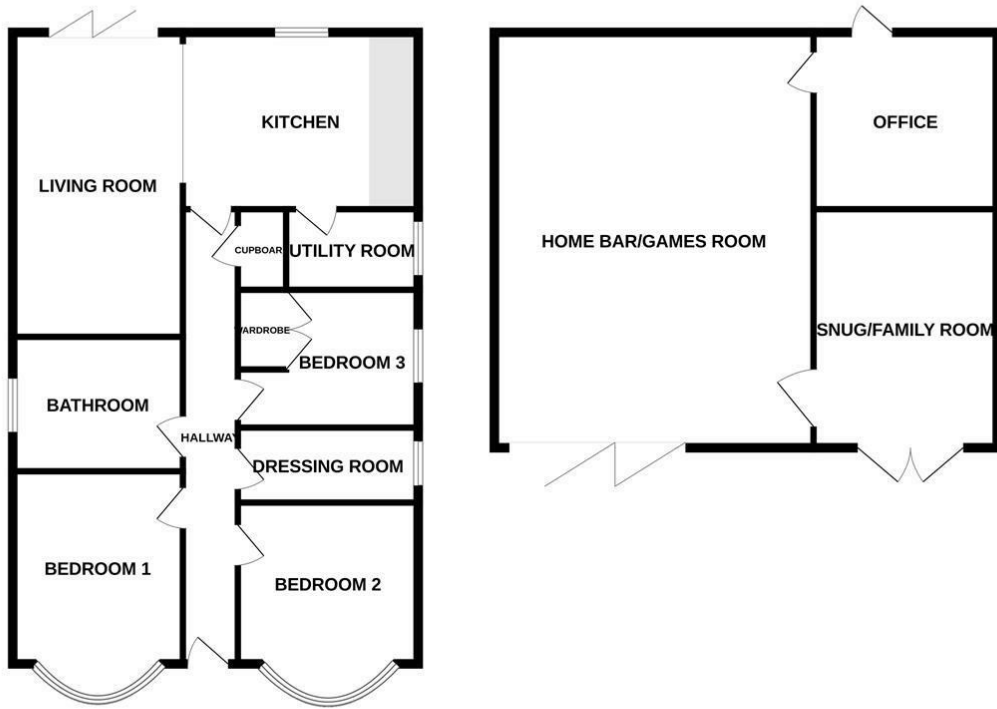


Bar/Games Room 25'8 x 19'9 (7.82m x 6.02m)



Floor Plan

GROUND FLOOR
1800 sq.ft. (167.2 sq.m.) approx.



DETACHED BUNGALOW

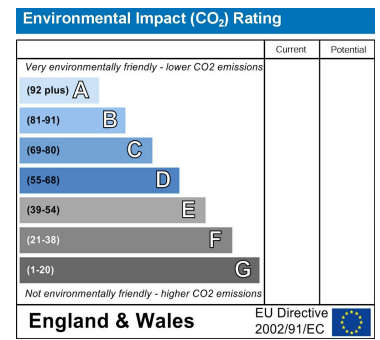
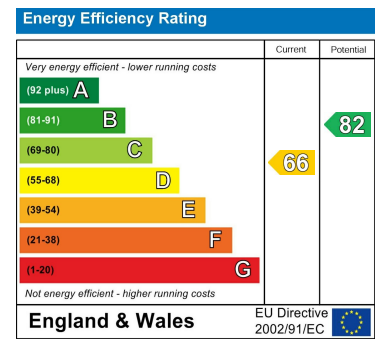
TOTAL FLOOR AREA : 1800 sq.ft. (167.2 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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