



**NESBITT & SONS**  
ESTATE AGENTS



**59 Carlton Road, Fareham, PO16 8JJ**  
**Offers in excess of £400,000**

\*\*\* STUNNING VIEWS ACROSS THE SOLENT \*\*\*

This superb extended semi-detached family home is situated in a much requested location and boasts outstanding harbour views. The current owners have extensively modernised the property however there are still some final works required to complete the final fix of this extraordinary property.

The property offers unique modern open plan living with a large entertainment and dining space with bi fold doors leading to the southerly aspect garden. The first floor gives itself over to a magnificent master suite with its own private southerly aspect balcony offering wonderful views across Portsmouth and the Solent.

Outside there is driveway at the front and at the rear there is a south facing garden which leads to a fantastic home bar/office and shower room.

### Entrance Hallway

Bedroom Two 11'8 x 10'4 (3.56m x 3.15m)

Bedroom Three 9'4 x 8'10 (2.84m x 2.69m)

Open Plan Kitchen/Living/Dining Area 23'6 x 21'1  
(7.16m x 6.43m)



### Downstairs WC

Master Bedroom Suite 23'3 x 20'9 (7.09m x 6.32m)



### Outside



### Driveway

### Garden

Home Office/Bar 16'5 x 8'2 (5.00m x 2.49m)



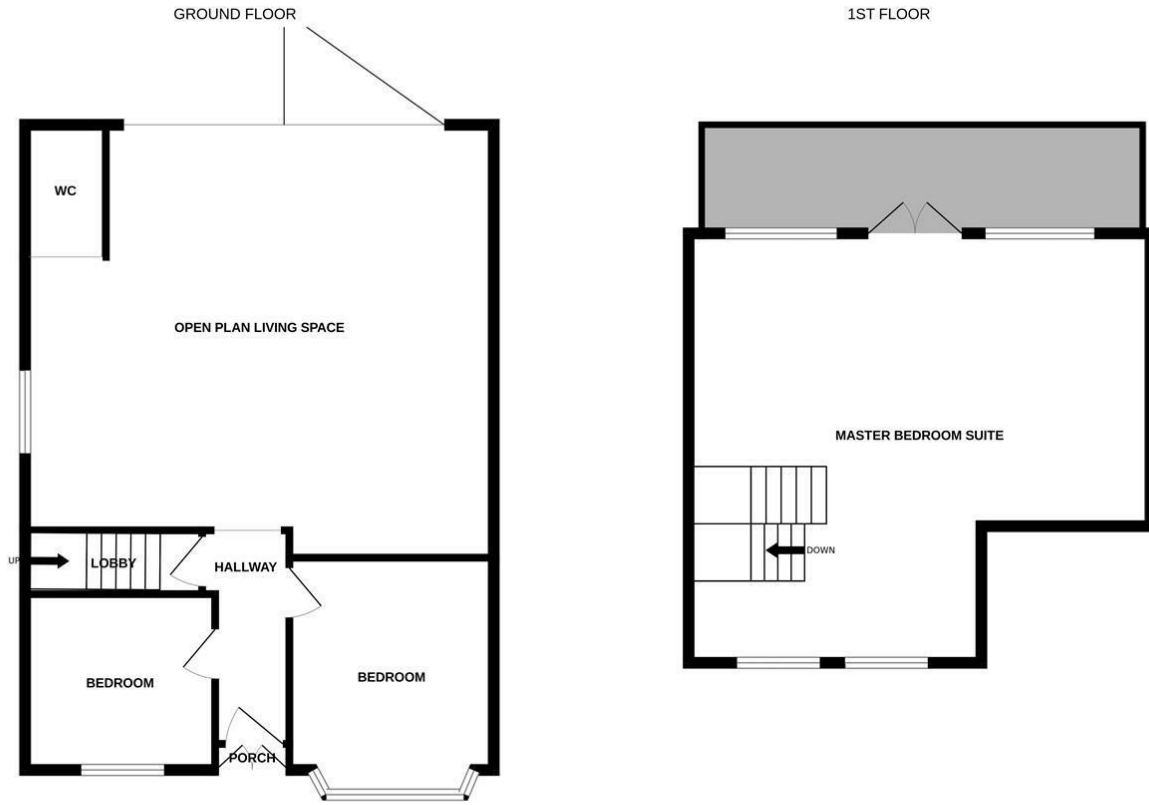
### Shower Room 8'2 x 3'8 (2.49m x 1.12m)



### Location

The village of Portchester is steeped in history and is famed for its castle which has origins dating back to the Roman period. The village is situated at the head of Portsmouth Harbour and its shoreline has impressive views across the harbour towards Spinnaker Tower. The village is well served by schools and pre-schools and has a comprehensive range of shops and facilities at its centre. Commuting links are plentiful with good access to the M27 and local rail links.

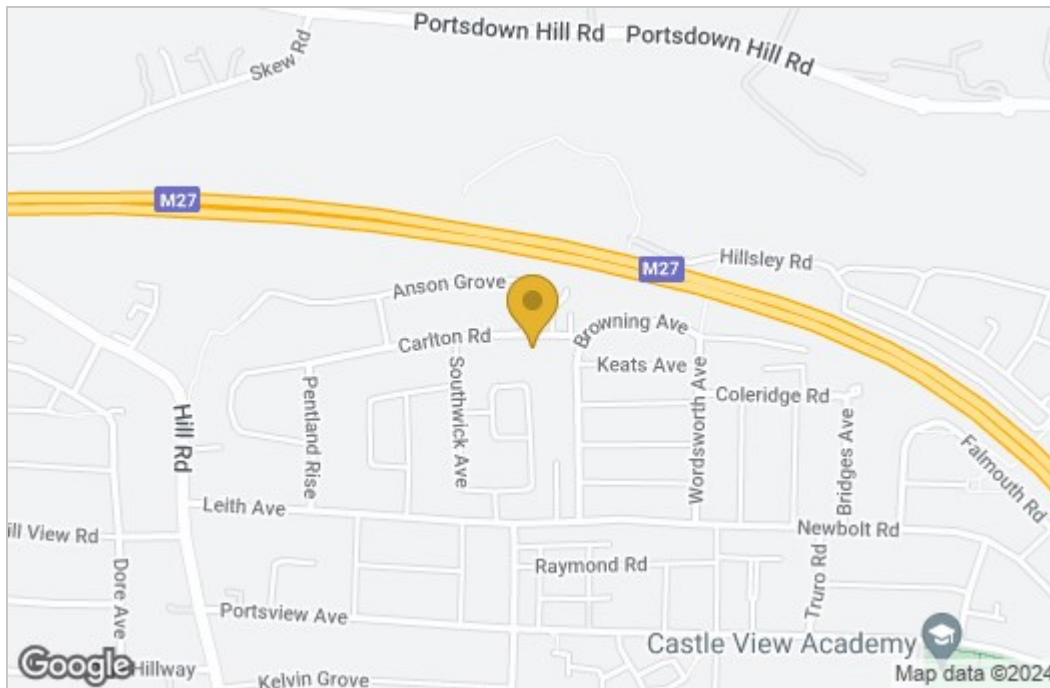
# Floor Plan



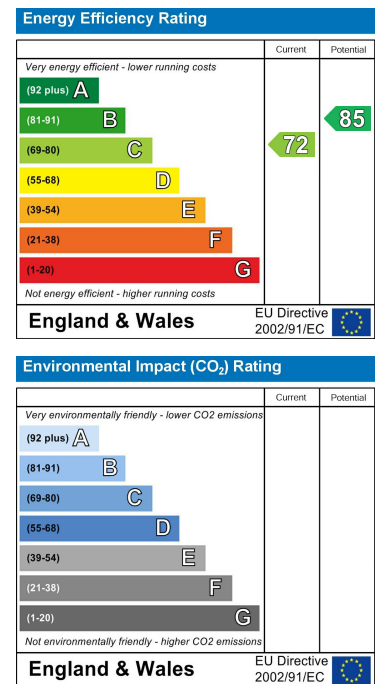
3 BEDROOM SEMI DETACHED

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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