



**NESBITT & SONS**  
ESTATE AGENTS



## 245 Newgate Lane, Fareham, PO14 1BL

### Offers in excess of £850,000

We are delighted to offer for sale this attractive detached family home situated in a popular location close to local shops and amenities.

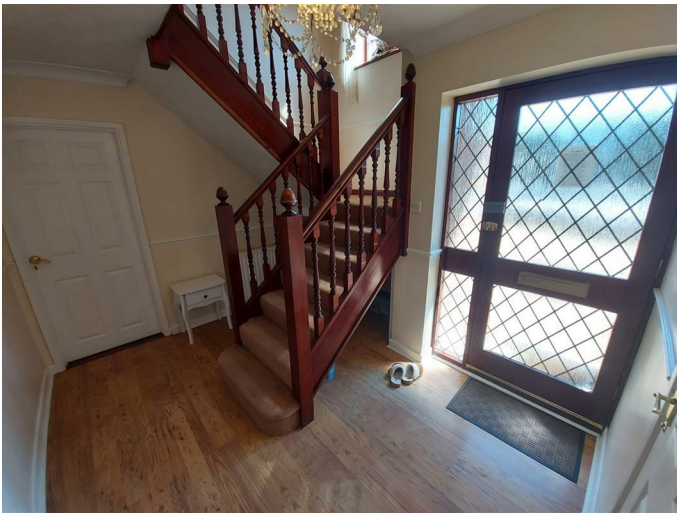
The property is being sold with the addition of a commercial site adjacent which was historically used for car sales and has the potential to generate approximately £3000 PCM income.

The property is well presented throughout with the internal accommodation briefly comprising of - entrance hallway, living room, study, kitchen/diner, utility room, downstairs cloakroom, four bedrooms, family bathroom, en-suite and office/annex.

Outside there is a large driveway at the front and a good size enclosed garden at the rear.



ENTRANCE HALLWAY



LIVING ROOM 19'2 x 12'11 (5.84m x 3.94m)



STUDY 10'10 x 9'8 (3.30m x 2.95m)



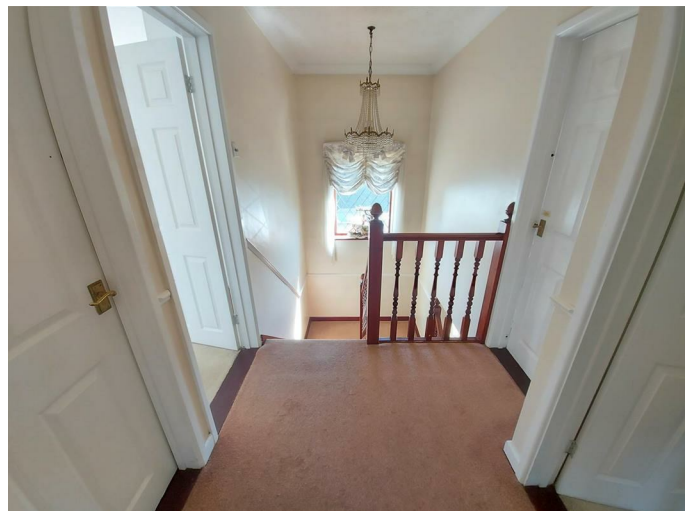
KITCHEN/DINER 25'11 x 12'11 (7.90m x 3.94m)



INNER LOBBY 7'11 x 7'11 (2.41m x 2.41m)

UTILITY ROOM 7'1 x 5'10 (2.16m x 1.78m)

LANDING



DOWNSTAIRS CLOAKROOM



FAMILY BATHROOM 8'8 x 7'5 (2.64m x 2.26m)



BEDROOM TWO 13'1 x 9'11 (3.99m x 3.02m)



MASTER BEDROOM 13'11 x 11'7 (4.24m x 3.53m)



BEDROOM THREE 13'1 x 8'11 (3.99m x 2.72m)

BEDROOM FOUR 7'8 x 7'2 (2.34m x 2.18m)

OUTSIDE



EN-SUITE 7'2 x 4'10 (2.18m x 1.47m)

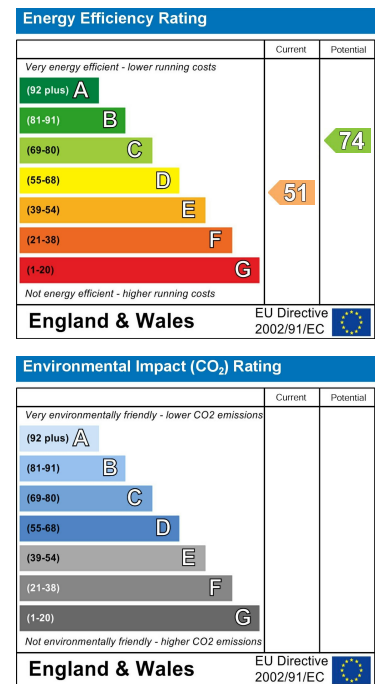
DOUBLE GARAGE

# Floor Plan

## Area Map



## Energy Efficiency Graph



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.