



NESBITT & SONS
ESTATE AGENTS



4 Seafield Road, Fareham, PO16 9EB
Offers in excess of £475,000

This charming extended detached chalet style bungalow is situated in a much requested quiet cul de sac location close to the shoreline and local shops.

The property is well presented throughout with the internal accommodation briefly comprising of - entrance hallway, three bedrooms, open plan lounge/diner, fitted kitchen, utility room, downstairs cloakroom, family bathroom and conservatory leading to the beautiful garden.

Outside there is a large block paved driveway at the front with double gates leading to the lovely enclosed easterly facing rear garden.

Viewing is strongly recommended to fully appreciate the accommodation and location on offer here.

Entrance Hallway

Bedroom One 13'4 into bay x 10'11 (4.06m into bay x 3.33m)



Bedroom Three 11'0 x 10'6 (3.35m x 3.20m)



Downstairs Cloakroom



Utility Room 8'10 x 6'7 (2.69m x 2.01m)

Bathroom 8'4 x 6'11 (2.54m x 2.11m)



First Floor Landing



Bedroom Two 11'2 x 12'1 (3.40m x 3.68m)



Kitchen 10'11 x 6'7 (3.33m x 2.01m)



Dining Room 11'0 x 11'0 (3.35m x 3.35m)



Living Room 16'0 x 10'7 (4.88m x 3.23m)



Conservatory 13'0 x 11'0 (3.96m x 3.35m)



Outside
Driveway
Garden

Floor Plan



DETACHED BUGALOW

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

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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