



**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.  
Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph

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

  

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

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.