



**NESBITT & SONS**  
ESTATE AGENTS



## 37 Harting Gardens, Fareham, PO16 8DX

### £285,000

Situated in the tranquil cul-de-sac of Harting Gardens, Portchester, this lovely house offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms and a spacious reception room, the property is perfect for small families or couples seeking a peaceful retreat.

One of the standout features of this home is the stunning harbour views that can be enjoyed from the rear, providing a picturesque backdrop for your daily life. The enclosed south-facing garden is an ideal space for outdoor relaxation, whether you wish to entertain guests or simply bask in the sun.

Parking is a breeze with space available for up to three vehicles, ensuring that you and your guests can come and go with ease. The location is particularly appealing, as it is close to great local schools and amenities, making it a practical choice for families.

This property presents a wonderful opportunity to enjoy a serene lifestyle while being well-connected to the vibrant community of Portchester. Don't miss the chance to make this lovely house your new home.

## Entrance Porch

Living Room 17'4 x 12'11 (5.28m x 3.94m)



Kitchen/Breakfast Room 12'11 x 9'2 (3.94m x 2.79m)



## Landing

Bedroom One 12'11 x 9'5 (3.94m x 2.87m)



Bedroom Two 12'11 x 9'2 (3.94m x 2.79m)



## Bathroom



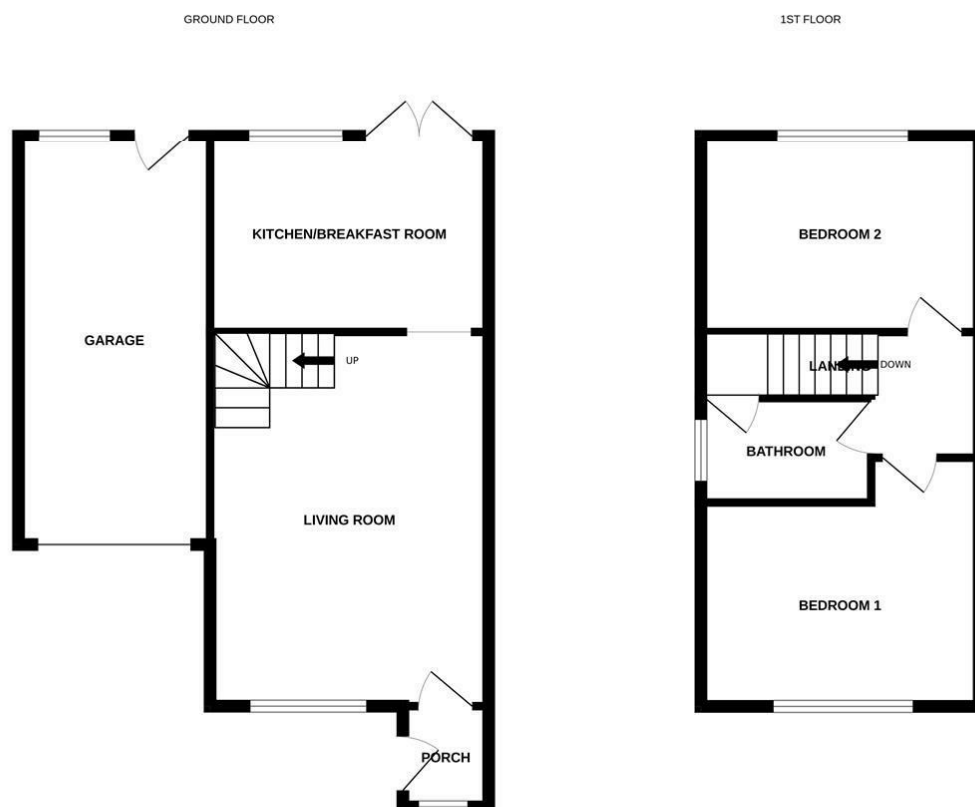
## Outside

Garage 19'0 x 8'11 (5.79m x 2.72m)

## Garden



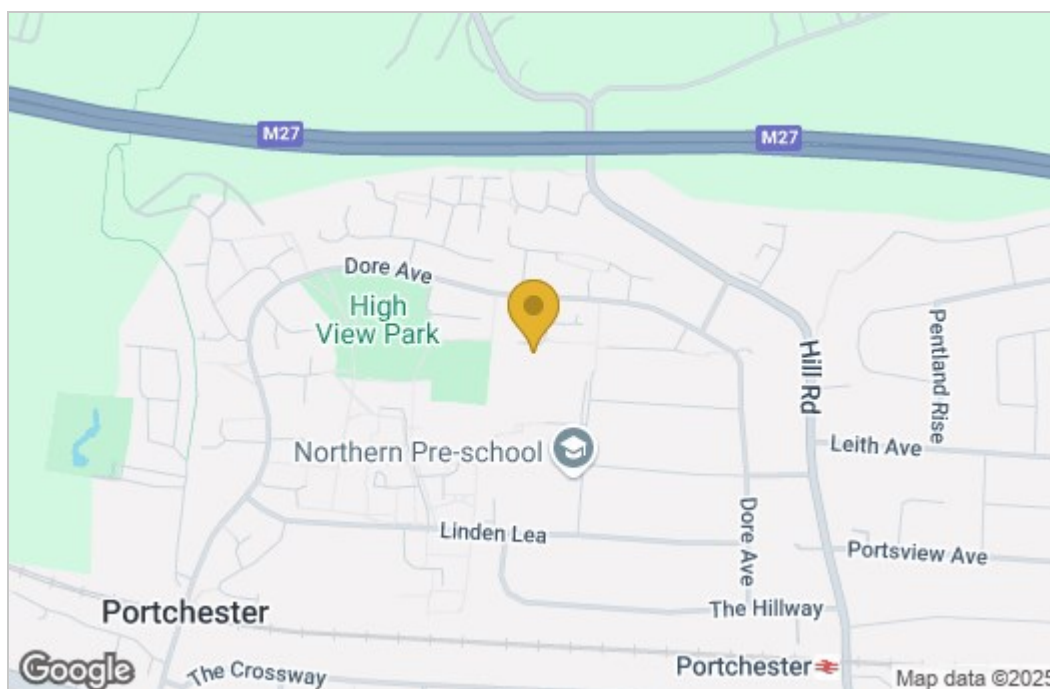
## Floor Plan





TWO BEDROOM SEMI DETACHED HOUSE

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.

## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>88</p> <p>73</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

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.

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