



NESBITT & SONS
ESTATE AGENTS



245 Newgate Lane, Fareham, PO14 1BL

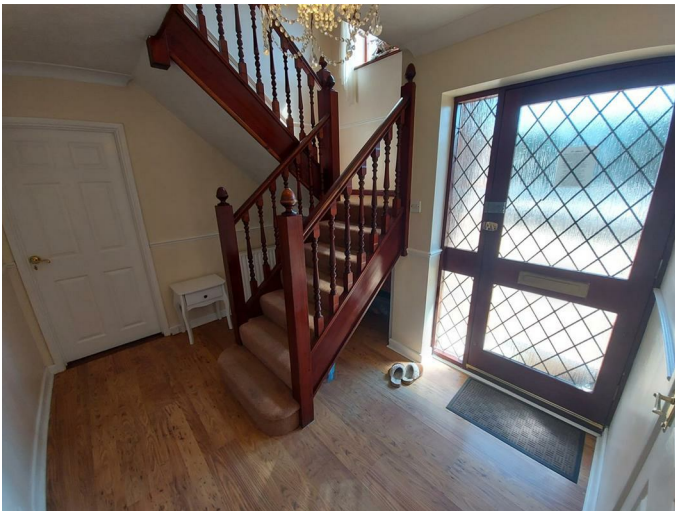
Offers in the region of £800,000

Situated in the desirable area of Newgate Lane, Fareham, this charming detached family home offers a perfect blend of comfort and potential. With its spacious layout, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The four well-proportioned bedrooms provide ample space for family living, while the two bathrooms ensure convenience for all.

One of the standout features of this home is the large driveway, which accommodates parking for up to five vehicles, making it perfect for families or those who enjoy hosting guests. Additionally, there is exciting potential for a self-contained annex, providing an excellent opportunity for extended family living or even a home office.

Situated in a popular non-estate location, this property benefits from a peaceful environment while remaining close to local amenities and transport links. With no forward chain, this home is ready for you to move in and make it your own. Whether you are looking for a family residence or a property with potential for future development, this delightful house is not to be missed.

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)

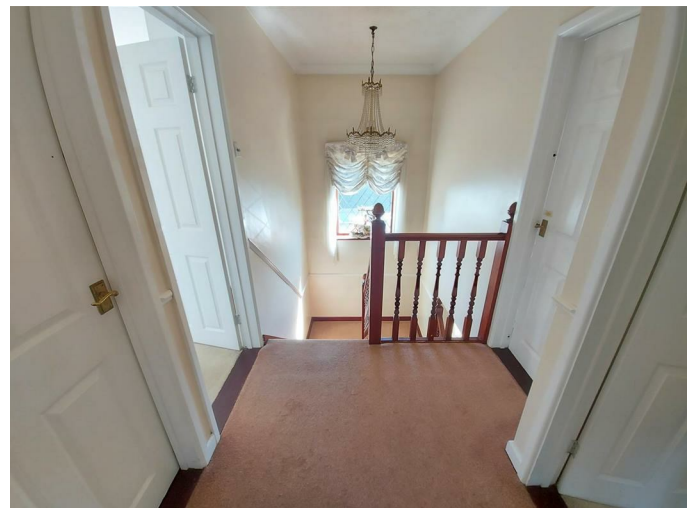


INNER LOBBY 7'11 x 7'11 (2.41m x 2.41m)

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

DOUBLE GARAGE

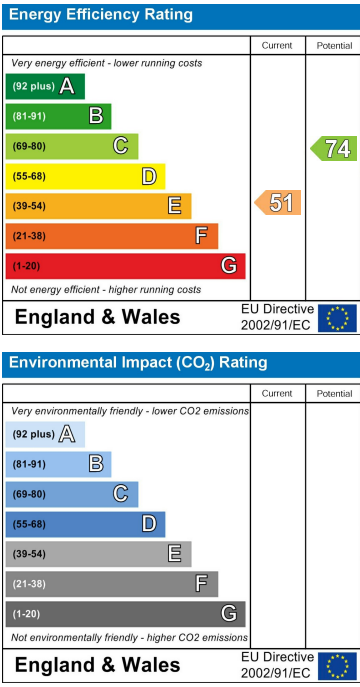
EN-SUITE 7'2 x 4'10 (2.18m x 1.47m)

Floor Plan

Area Map



Energy Efficiency Graph



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