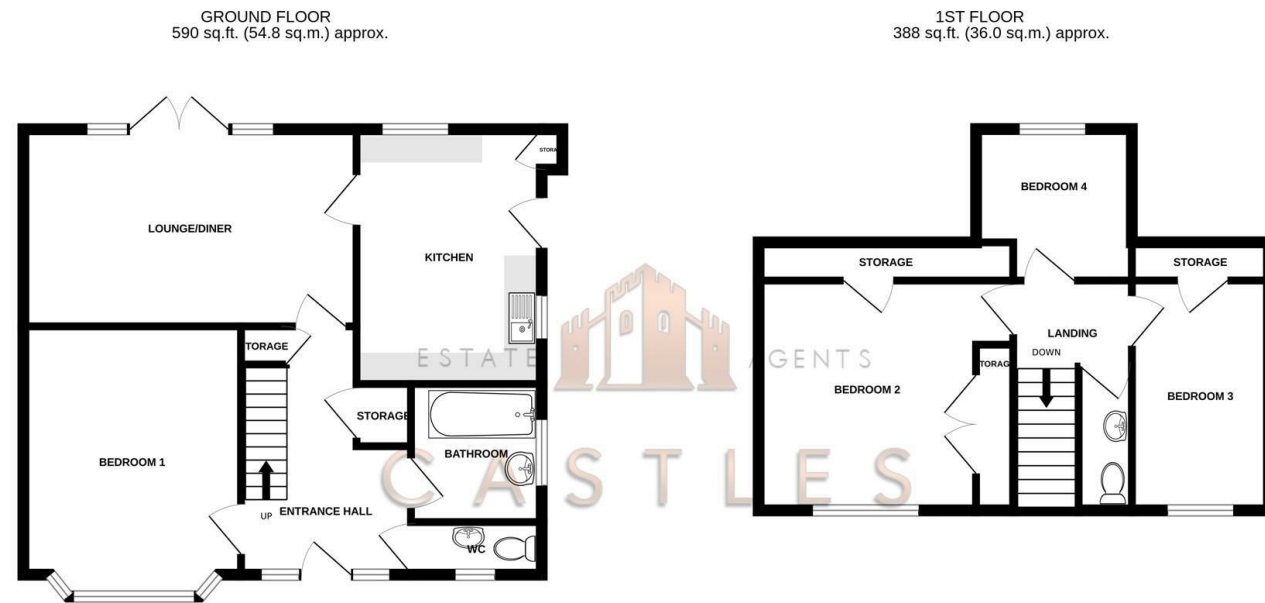


Floor Plan



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.
 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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**2 Carlton Road
Portchester, PO16 8JW**

We are pleased to welcome to the market this four bedroom detached property with garage, off road parking and unobstructed solent views from Chichester Spire to Hurst Narrows and beyond, located in a prime position in Carlton Road, Portchester.

This property has not been on the open market before and was built by Sturgess, a renowned local builder. It offers buyers a rare opportunity to purchase a Portchester home in a prominent hill slopes position with exceptional views. There is also No Forward Chain on this home.

The Architect designed property itself does require modernisation throughout but offers rooms of generous proportions.

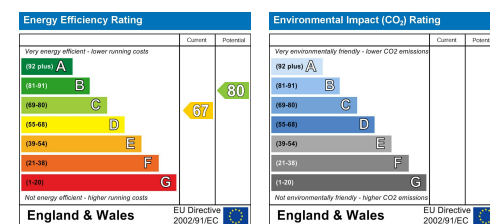
The ground floor consists of an entrance hall with a downstairs w/c and bathroom accessible from here. A reception room to the front of the home which is currently being utilised as the ground floor bedroom. The rear of the property features another reception room with views and access onto the rear garden. An open plan kitchen is adjacent with access to the back and side of the house. Moving upstairs there are three bedrooms in total, two of which are fair sized doubles. There is also a second w/c.

Externally there is a driveway and garage for off road parking to the front, a shed abuts the garage at the rear. The secluded rear garden is a generous size.

For more information or to arrange a viewing please call Castles today.

Offers over £450,000

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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PO16 9QD



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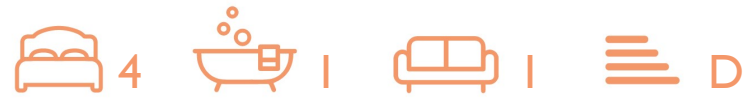
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2 Carlton Road

Portchester, PO16 8JW



- UNOBSTRUCTED SOLENT VIEWS
- NO FORWARD CHAIN
- FOUR BEDROOMS
- DETACHED
- GARAGE
- OFF ROAD PARKING
- PROMINENT HILL SLOPES POSITION
- REQUIRES MODERNISATION

LOUNGE/DINER

17'0" x 9'10" (5.2 x 3.0)

KITCHEN

7'10" x 12'9" (2.4 x 3.9)

BATHROOM

6'2" x 6'10" (1.9 x 2.1)

W/C

6'6" x 2'7" (2.0 x 0.8)

BEDROOM 1

10'9" x 13'1" (3.3 x 4.0)

BEDROOM 2

10'9" x 11'5" (3.3 x 3.5)

BEDROOM 3

8'10" x 11'5" (2.7 x 3.5)

BEDROOM 4

7'6" x 7'6" (2.3 x 2.3)

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process

then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

