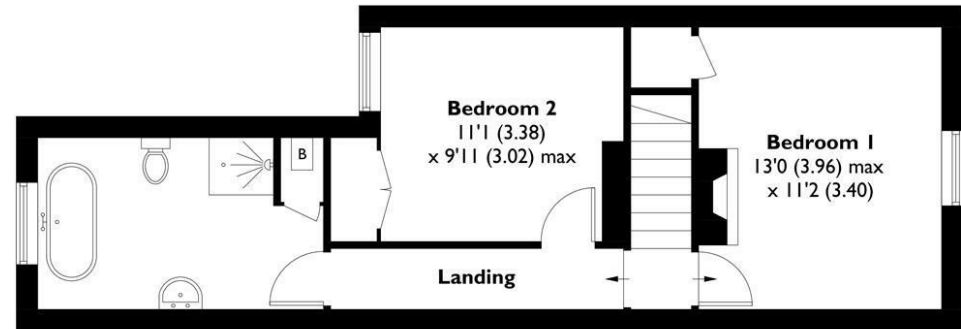


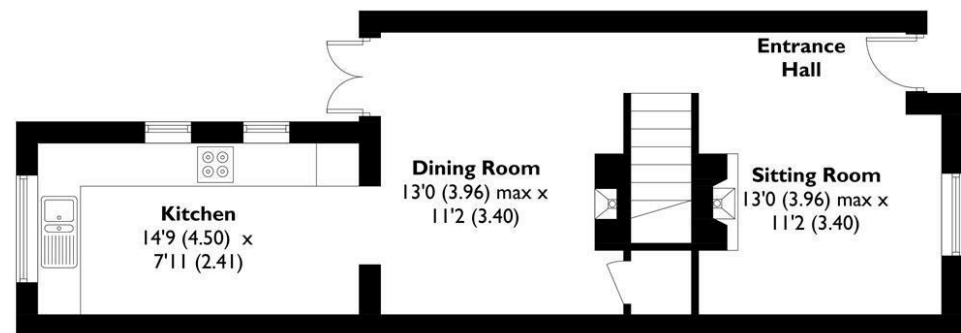
Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 911 SQ FT / 84.7 SQ M



**FIRST FLOOR**  
457 SQ FT / 42.5 SQ M



**GROUND FLOOR**  
454 SQ FT / 42.2 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1079454)  
Produced for Castles Estate Agents



**128 Castle Street**  
**Fareham, PO16 9QH**

We are pleased to welcome to the market this exceptional two bedroom end of terrace property with off road parking a stones throw from Portchester Castle in Castle Street, Portchester.

The ground floor of this home features two reception rooms, both with wood burners. The lounge to the front has custom fitted shutters and the dining room has French doors opening into a courtyard and garden. To the rear is the kitchen which is modern and very well presented offering lots of natural light and view across the garden.

Moving upstairs there are two double bedrooms and a large family bathroom featuring a separate bath and shower.

Externally the property has off road parking to the front and the rear garden is a fair size featuring summer house, paved walkways, lawns and flower beds.

Portchester Castle and the waterfront is a few minutes stroll away and so are the shops of the local village.

For more information or to arrange a viewing on this wonderful Portchester home please call Castles today.

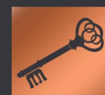
**Asking price £375,000**

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

DIRECTORS

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# 128 Castle Street

Fareham, PO16 9QH



- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- CASTLE STREET COTTAGE
- UPSTAIRS BATHROOM
- WOOD BURNERS
- OFF ROAD PARKING
- SHORT WALK TO PORTCHESTER CASTLE

### SITTING ROOM

12'9" x 11'1" (3.9 x 3.4)

### DINING ROOM

12'9" x 11'1" (3.9 x 3.4)

### KITCHEN

14'9" x 7'10" (4.5 x 2.4)

### BEDROOM ONE

12'9" x 11'1" (3.9 x 3.4)

### BEDROOM TWO

10'9" x 9'10" (3.3 x 3.0)

### BATHROOM

#### 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.

#### 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.

#### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed.

