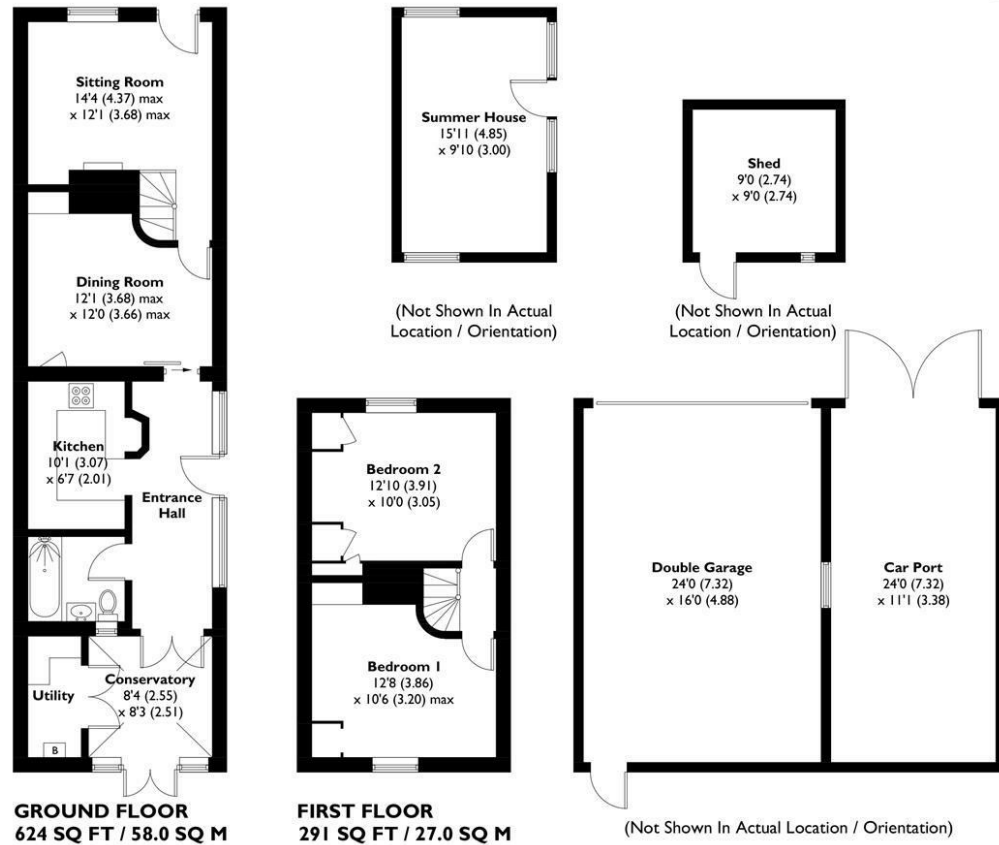


Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 915 SQ FT / 85.0 SQ M
OUTBUILDING = 918 SQ FT / 85.3 SQ M
(INCLUDING DOUBLE GARAGE / CARPORT)
TOTAL = 1833 SQ FT / 170.3 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 (ID1093313)
Produced for Castles Estate Agents



184 Castle Street
Portchester, PO16 9QH

We are pleased to welcome to the market Oriel Cottage. A two bedroom property full of character with double garage and car port to the rear and situated a stones throw from Portchester Castle in Castle Street.

This property has not been on the open market for sale in 70 years.

The ground floor consists of two reception rooms, a kitchen with breakfast bar open plan into conservatory area with bathroom and utility.

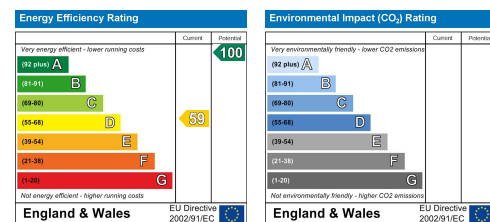
Moving upstairs there are two double bedrooms with built in storage.

Externally the rear gardens are a generous size and are well maintained featuring plenty of flowers, a pond and views of the The Castle. There is a summer house and you have access to the car port and double garage which has an electric door.

For more information on this charming Portchester cottage please call Castles today.

Guide price £600,000

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



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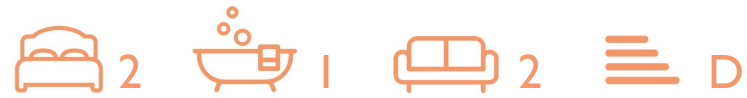


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184 Castle Street

Portchester, PO16 9QH



- GRADE II LISTED
- DOUBLE GARAGE
- CAR PORT
- YARDS FROM PORTCHESTER CASTLE
- COTTAGE
- GENEROUS GARDENS
- CHARACTER PROPERTY
- PEACEFUL LOCATION

SITTING ROOM
14'1" x 11'9" (4.3 x 3.6)

DINING ROOM
11'9" x 11'9" (3.6 x 3.6)

KITCHEN
9'10" x 6'6" (3.0 x 2.0)

UTILITY

CONSERVATORY
8'2" x 8'2" (2.5 x 2.5)

BEDROOM ONE
12'5" x 10'5" (3.8 x 3.2)

BEDROOM TWO
12'9" x 9'10" (3.9 x 3.0)

SUMMER HOUSE
15'8" x 9'10" (4.8 x 3.0)

SHED
8'10" x 8'10" (2.7 x 2.7)

DOUBLE GARAGE
23'11" x 15'8" (7.3 x 4.8)

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.

