

Floor Plan



**TOTAL FLOOR AREA: 991 sq.ft. (92.0 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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**17 Shorehaven**  
**Portsmouth, PO6 4RU**

We are pleased to welcome to the market this four bedroom semi detached property with garage and off road parking in quiet cul-de-sac location of Shorehaven. This property is being sold with **NO FORWARD CHAIN**.

The property is well presented throughout and the ground floor consists of a lounge to the rear with French doors opening to the south facing garden. There is a modern fitted kitchen, downstairs w/c and integral garage also on this level.

Moving upstairs there are four bedrooms in total and family bathroom. The primary bedroom suite benefits from an en-suite shower room.

Externally there is a landscaped South facing rear garden which also has side access. To the front there is a driveway for off road parking.

The property is short walk to the waterfront and Portchester Village shops.

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

**Offers over £350,000**

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(85-91) <b>B</b>		(85-91) <b>B</b>	
(79-84) <b>C</b>		(79-84) <b>C</b>	
(73-78) <b>D</b>		(73-78) <b>D</b>	
(67-72) <b>E</b>		(67-72) <b>E</b>	
(61-66) <b>F</b>		(61-66) <b>F</b>	
(55-60) <b>G</b>		(55-60) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>72</b>	<b>86</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

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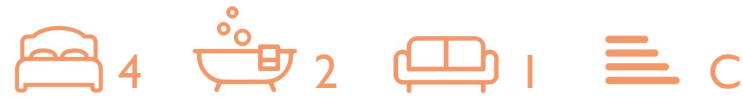
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# 17 Shorehaven

Portsmouth, PO6 4RU



- FOUR BEDROOMS
- GARAGE
- QUIET CUL-DE-SAC LOCATION
- NO FORWARD CHAIN
- TWO BATHROOMS
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- SHORT WALK TO WATERFRONT

## LOUNGE

18'8" x 12'9" (5.7 x 3.9)

## KITCHEN

8'6" x 5'10" (2.6 x 1.8)

## DOWNSTAIRS W/C

## BEDROOM ONE

9'10" x 10'2" (3.0 x 3.1)

## EN-SUITE SHOWER ROOM

## BEDROOM TWO

11'9" x 8'6" (3.6 x 2.6)

## BEDROOM THREE

9'6" x 8'6" (2.9 x 2.6)

## BATHROOM

## BEDROOM FOUR

8'10" x 7'10" (2.7 x 2.4)

## GARAGE

### 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.

