

Floor Plan



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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72 Southfields
Fareham, PO16 9FG

We are pleased to welcome to the market this three bedroom semi detached property with off road parking in the popular development of Southfields, Portchester.

Newly built in 2018 this property has 4 years left of the NHBC warranty.

The property is well presented and the ground floor consists of a large kitchen, downstairs w/c and an open plan lounge diner across the rear with French doors opening onto the garden.

Moving upstairs there are three bedrooms and a family bathroom. The primary bedroom benefits from an en-suite.

Externally the garden is a fair size and is of an East facing aspect. There is a paved patio area and walkway with lawns. To the side of the property there is parking for two cars.

The waterfront is a short walk away and local shops are nearby.

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

Offers over £325,000

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A	96	Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(85-91) B	84	(85-91) B	
(69-84) C		(69-84) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

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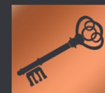


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72 Southfields

Fareham, PO16 9FG



- THREE BEDROOMS
- OFF ROAD PARKING
- DOWNSTAIRS W/C
- WELL PRESENTED THROUGHOUT
- SHORT WALK TO WATERFRONT
- TWO BATHROOMS
- LOUNGE DINER
- EAST FACING GARDEN
- CLOSE TO LOCAL SHOPS
- CLOSE TO LOCAL SCHOOLS

LOUNGE/DINER
16'4" x 13'9" x 10'2" (5.0 x 4.2 x 3.1)

KITCHEN
9'10" x 12'1" (3.0 x 3.7)

W/C
3'3" x 5'6" (1.0 x 1.7)

BATHROOM
6'6" x 5'10" (2.0 x 1.8)

BEDROOM 1 + EN-SUITE
9'6" x 13'5" (2.9 x 4.1)

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

BEDROOM 3
6'10" x 10'2" (2.1 x 3.1)

Service Charges
Service Charge: £240 Per Annum

This charge goes towards the upkeep of the estate.

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process *

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 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.

