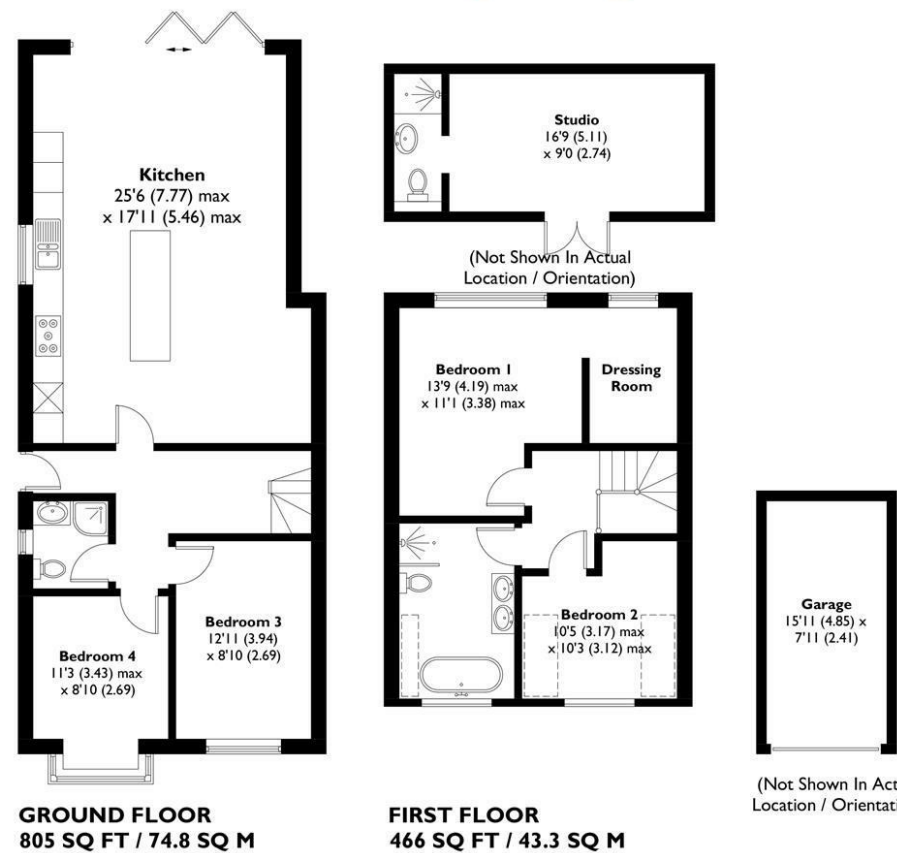


Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 1271 SQ FT / 118.1 SQ M
OUTBUILDINGS = 309 SQ FT / 28.7 SQ M
TOTAL = 1580 SQ FT / 146.8 SQ M

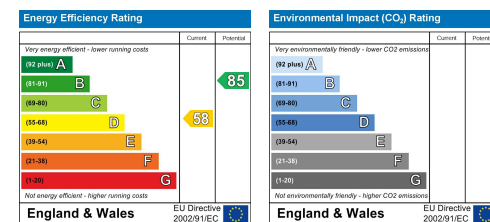


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1136733)
Produced for Castles Estate Agents



27 The Leaway
Fareham, PO16 8PH

Castles are pleased to welcome to the market this exceptional four bedroom semi detached bungalow with garage and off road parking in the highly sought after location of The Leaway, Portchester. This property is well presented throughout and has undergone a huge transformation by the current owners. They have added a huge rear extension and added a first floor to the home. The ground floor now consists of a large open plan kitchen - diner and living space all in one with skylight and bi-fold doors across the rear. There are two bedrooms to the front of the home and a new modern shower room. The loft conversion now adds a first floor of accommodation comprised of a large primary bedroom suite with dressing room, generous bedroom two and modern four piece bathroom. Externally there is as long south facing garden which has been landscaped with side access out to the driveway and garage. There is an annexe at the bottom of the garden featuring a shower room. For more information on this incredible property or to arrange a viewing please call Castles today.



DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



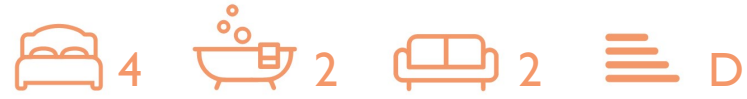
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Offers over £500,000

27 The Leaway

Fareham, PO16 8PH



- FOUR BEDROOMS
- OFF ROAD PARKING
- OPEN PLAN LOUNGE DINER
- REAR EXTENSION
- TWO BATHROOMS
- SEMI DETACHED BUNGALOW
- GARAGE
- SOUTH FACING GARDEN
- LOFT CONVERSION
- CLOSE TO PORTCHESTER VILLAGE

LOUNGE / KITCHEN / DINER
25'3" x 17'8" (7.7 x 5.4)

SHOWER ROOM

BEDROOM ONE + DRESSING ROOM
13'5" x 10'9" (4.1 x 3.3)

BEDROOM TWO
10'2" x 10'2" (3.1 x 3.1)

BATHROOM

BEDROOM THREE
12'9" x 8'6" (3.9 x 2.6)

BEDROOM FOUR
11'1" x 8'6" (3.4 x 2.6)

STUDIO + SHOWER ROOM
16'8" x 8'10" (5.1 x 2.7)

GARAGE
15'8" x 7'10" (4.8 x 2.4)

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 at our cost 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 and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

