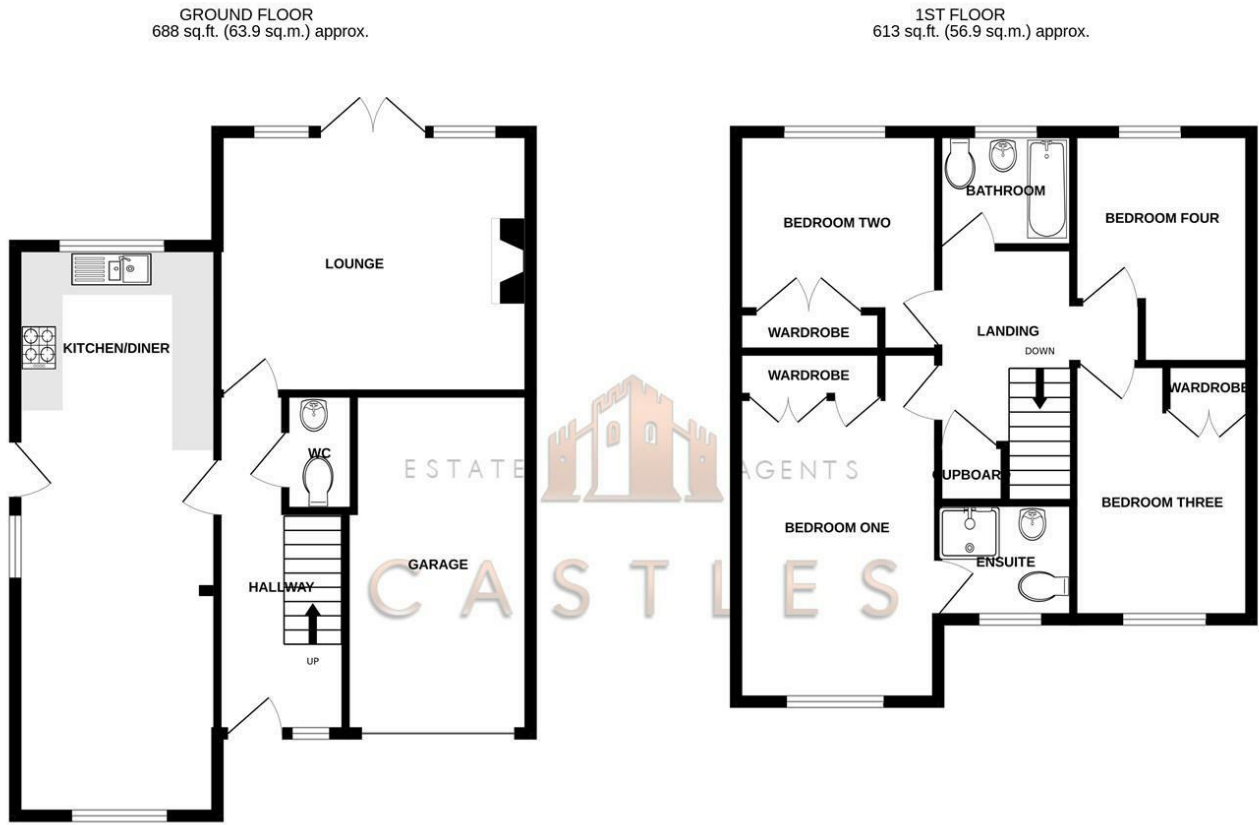


Floor Plan

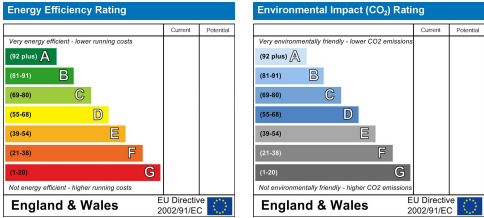


TOTAL FLOOR AREA : 1301 sq.ft. (120.8 sq.m.) approx.

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.

Made with Metropix ©2025

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.



## 2 Portchester Heights

### Fareham, PO16 8JU

We are pleased to welcome to the market this four bedroom detached property with off road parking and integral garage in the popular Portchester Hill Slopes location of Portchester Heights.

The property is well presented throughout and the ground floor consists of an entrance hallway with access to w/c, modern fitted kitchen diner with side access to garden and separate lounge room with french doors also leading to the garden.

Moving upstairs there are four bedrooms in total, three of which benefit from fitted wardrobes. The primary bedroom also benefits from a modern en-suite shower room and a family bathroom completes the first floor accommodation.

Externally the rear garden has been landscaped and is a real sun trap. There is paved walkway around the rear of the property with steps up to a astro turf and paved seating area. There is a summer house/bar and a pond. To the front of the property is a driveway for three cars.

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

Offers over £550,000



2 Portchester Heights  
Fareham, PO16 8JU



- DETACHED
- TWO BATHROOMS
- OFF ROAD PARKING
- OPEN PLAN KITCHEN DINER
- FOUR BEDROOMS
- INTEGRAL GARAGE
- LANDSCAPED GARDEN
- CLOSE TO TRANSPORT LINKS

ENTRANCE HALL  
6'2" x 16'8" (1.9 x 5.1)

LOUNGE  
15'1" x 12'9" (4.6 x 3.9)

KITCHEN/DINER  
9'6" x 27'2" (2.9 x 8.3)

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

BEDROOM 1  
10'2" x 16'8" (3.1 x 5.1)

ENSUITE  
6'6" x 6'6" (2.0 x 2.0)

BEDROOM 2  
10'2" x 10'5" (3.1 x 3.2)

BEDROOM 3  
8'6" x 12'1" (2.6 x 3.7)

BEDROOM 4  
8'6" x 6'10" x 10'5" x 4'11" (2.6 x 2.1 x 3.2 x 1.5)

BATHROOM  
6'2" x 6'2" (1.9 x 1.9)

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.

