Floor Plan



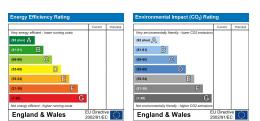




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1198086)

Produced for Castles Estate Agents

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.



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104 The Crossway Fareham, PO16 8NL

We are pleased to welcome to the market this exceptional four bedroom detached property with off road parking and detached garage to the rear, situated on a large corner plot in The Crossway, Portchester.

The property has undergone a lot of development and refurbishment during the owners 17 year tenure.

The ground floor consists of a wide entrance hall with two bedrooms located at the front of the property and a family bathroom. To the rear there is an open plan kitchen diner with granite worktops, island/breakfast bar, also featuring Miele washing machine and tumble dryer, Rangemaster cooker and wine cooler. The kitchen flows round into the bar and entertainment area which also interlinks with the sitting room. With a mixture of bi-fold doors and sliding doors across the rear provides easy access to the generous South West facing garden. This home really does offer a great indoor - outdoor flow.

Moving upstairs there are two further bedrooms. The primary bedroom suite is a generous size and benefits from a balcony, en-suite shower room and plenty of built in wardrobes.

Externally the front of the home has a driveway for three vehicles comfortably. To the rear and accessible via The Kingsway there is electric gates, behind which is another driveway and detached double garage. The garden is well manicured and features paved patio running behind the home with various seating areas. There is side access also and a shed for storage.

For more information or to arrange a viewing on this exceptional Portchester property please call Castles today.

Offers over £675,000

104 The Crossway

Fareham, PO16 8NL









- FOUR BEDROOMS
- DETACHED DOUBLE GARAGE
- OPEN PLAN KITCHEN DINER
- ELECTRIC REAR GATES
- SOUTH FACING GARDEN

- TWO BATHROOMS
- LARGE CORNER PLOT
- OFF ROAD PARKING
- DETACHED PROPERTY
- EXTENDED

SITTING ROOM

 $23'7" \times 12'1" (7.2 \times 3.7)$

KITCHEN - DINER - BAR $25'3" \times 19'8" (7.7 \times 6.0)$

BEDROOM / PLAY ROOM

 $15'8" \times 11'9" (4.8 \times 3.6)$

GROUND FLOOR BEDROOM

 $15'1" \times 12'1" (4.6 \times 3.7)$

BATHROOM

BEDROOM ONE + EN-SUITE $25'3" \times 12'5" (7.7 \times 3.8)$

BEDROOM TWO

 $14'1" \times 12'9" (4.3 \times 3.9)$

GARAGE

 $20'11" \times 18'4" (6.4 \times 5.6)$

Solicitors

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

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 If you are looking for a solicitor to handle a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

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.

Staff Disclosure

We would like to make it clear that the sellers of this property are a relation of one of the Directors of Castles Estate Agents.

