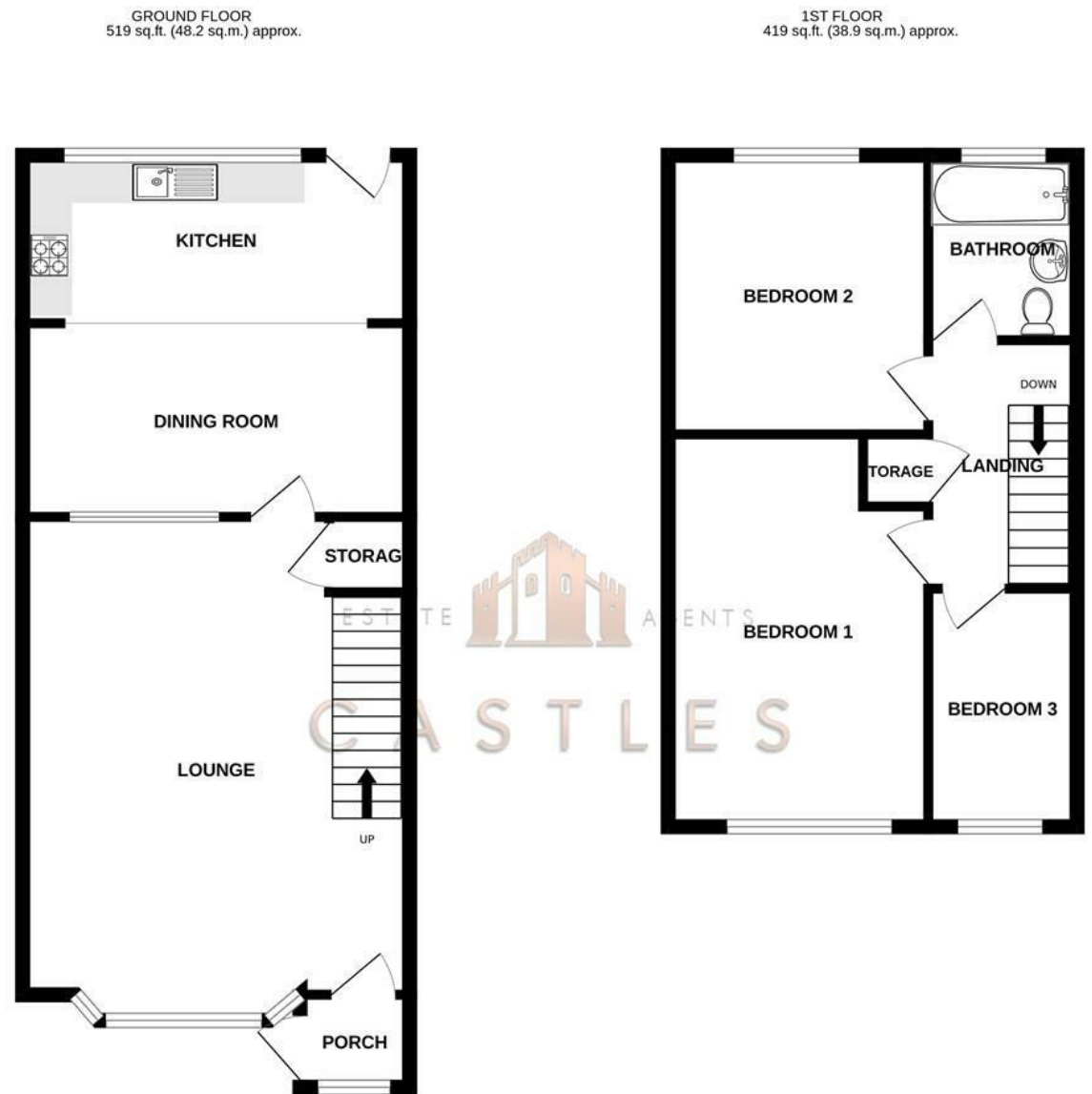


Floor Plan



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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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**203 West Street  
Fareham, PO16 9UA**

We are pleased to welcome to the market this three bedroom end of terrace property with off road parking and garage to the rear in the popular Portchester location of West Street.

The property does require some modernisation internally but has been kept to a very good standard.

The ground floor consists of entrance porch, generous lounge room with an open plan kitchen diner area to the rear of the home. Moving upstairs there are three bedrooms, two of which are doubles and a family bathroom.

Externally the property benefits from a fair sized paved front garden, side access to the rear garden which is made up of lawns and paved patios and walkways. The garage is accessible and there is rear access also out to the parking.

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

**Asking price £300,000**

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> (81-91)		Very environmentally friendly - lower CO <sub>2</sub> emissions (20 plus) <b>A</b> (10-15)	
(69-80) <b>B</b>		(16-19) <b>B</b>	
(55-68) <b>C</b>		(12-15) <b>C</b>	
(39-54) <b>D</b>		(8-11) <b>D</b>	
(29-38) <b>E</b>		(4-7) <b>E</b>	
(21-28) <b>F</b>		(1-3) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions (0-1) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

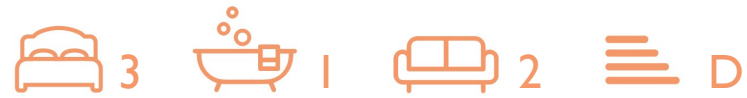
CHARLES TUSON • GARY AGAR • SEAN WREN

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02394318899  
CHARLES@CASTLESTATES.CO.UK  
GARY@CASTLESTATES.CO.UK  
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



203 West Street  
Fareham, PO16 9UA



- THREE BEDROOMS
- END OF TERRACE
- GARAGE
- NO FORWARD CHAIN
- PARKING AT REAR
- CLOSE TO LOCAL SHOPS

**LOUNGE**  
15'1" x 18'8" (4.6 x 5.7)

**DINING ROOM**  
14'9" x 7'6" (4.5 x 2.3)

**KITCHEN**  
14'9" x 6'6" (4.5 x 2.0)

**BATHROOM**  
5'6" x 7'2" (1.7 x 2.2)

**BEDROOM 1**  
9'2" x 15'1" (2.8 x 4.6)

**BEDROOM 2**  
10'2" x 10'9" (3.1 x 3.3)

**BEDROOM 3**  
5'6" x 9'2" (1.7 x 2.8)

**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 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.

**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.

