



Energy Efficiency Rating

Very energy efficient - lower running costs

92 (2021) A
(81-91) B
(69-80) C
(55-66) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current: 81
2009: 76

England & Wales
EU Directive 2009/10/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

92 (2021) A
(81-91) B
(69-80) C
(55-66) D
(39-54) E
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Not environmentally friendly - higher CO₂ emissions

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Ia Steep Close

Fareham, PO16 8DT

We are pleased to welcome to the market this two bedroom end of terrace property with off road parking in the popular Portchester location of Steep Close.

The property has been built 16 years ago by the current owners and is presented extremely well.

The ground floor consists of an entrance porch, modern fitted kitchen diner, lounge which leads onto the conservatory to the rear.

Moving upstairs to the first floor there are two double bedrooms and a modern family bathroom. Up to the second floor the loft has been converted. The bedrooms offer spectacular views over the solent.

Externally the rear garden is landscaped and features paved decked areas, there is also a multi functional garden room. The front of the home features a driveway for two/three cars off road.

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

CHARLES TUSON • GARY AGAR • SEAN WREN



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Ia Steep Close
Fareham, PO16 8DT



- TWO BEDROOMS + LOFT ROOM
- SOLENT VIEWS
- MODERN KITCHEN
- WEST FACING GARDEN
- END OF TERRACE
- OFF ROAD PARKING
- MODERN BATHROOM
- SUMMER HOUSE / BAR

SITTING ROOM
13'8" x 13'6" (4.19 x 4.14)

KITCHEN/DINING ROOM
13'6" x 9'1" (4.14 x 2.79)

CONSERVATORY
11'5" x 8'11" (3.48 x 2.74)

BEDROOM 1
13'5" x 9'10" (4.11 x 3.02)

BEDROOM 2
13'3" x 6'11" (4.04 x 2.13)

DRESSING ROOM
14'2" x 12'2" (4.34 x 3.71)

SUMMER HOUSE
10'2" x 8'2" (3.12 x 2.49)

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.

