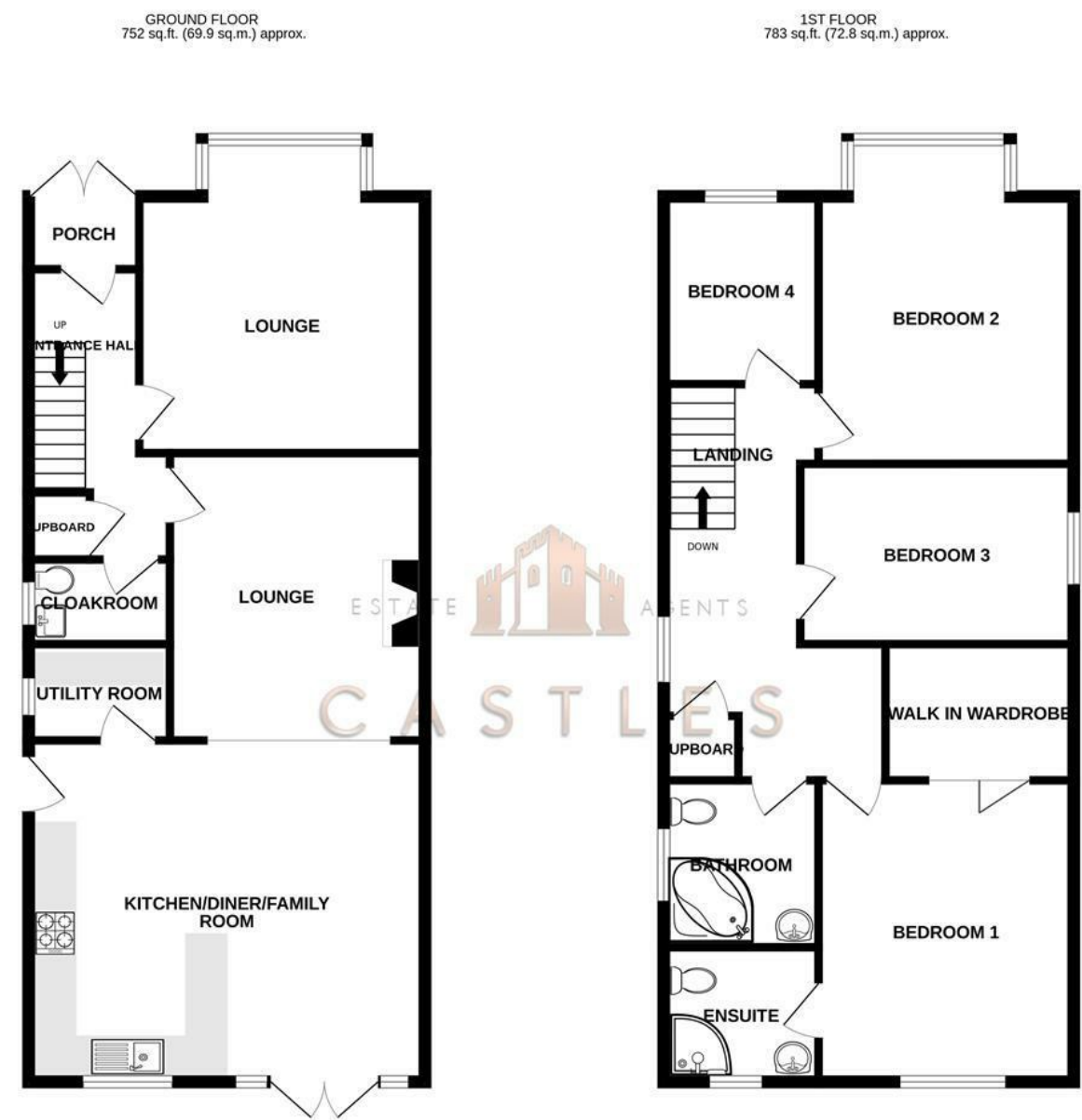
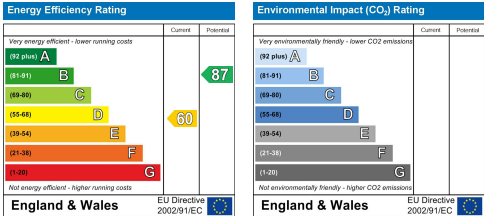


Floor Plan



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 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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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.



I4 The Close
Fareham, PO16 8AZ

We are pleased to welcome to the market this four bedroom detached property with off road parking, garage and a huge rear garden located on a 1/5 of an acre plot in The Close, Portchester.

The property is well presented throughout and has had a rear double storey extension added.

The ground floor of this large family home features a separate lounge room to the front, a sitting room that opens into the dining area and kitchen. Accessible from the kitchen is a utility room. There is a downstairs w/c also.

Moving upstairs you have spacious landing space and four generous size bedrooms. The primary bedroom benefits from a modern en-suite shower room and there is a separate family bathroom also.

Externally there is off road parking to the front for multiple vehicles and a garage to the side. The rear garden is huge, south east facing and features paved pathways, lawns and stables at the bottom.

For more information or to arrange a viewing on this large family home please call Castles today.

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

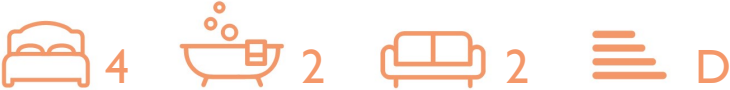


CHARLES@CASTLESESTATES.CO.UK
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Offers over £600,000

14 The Close
Fareham, PO16 8AZ



- FOUR BEDROOMS
- DOUBLE STOREY REAR EXTENSION
- OFF ROAD PARKING
- OPEN PLAN LIVING
- DETACHED FAMILY HOME
- HUGE REAR GARDEN
- TWO BATHROOMS
- 1/5 ACRE PLOT

LOUNGE
14'5" x 13'1" (4.4 x 4.0)

KITCHEN/DINING/FAMILY ROOM
26'10" x 18'0" (8.2 x 5.5)

W/C

BEDROOM 1 + EN-SUITE
13'1" x 11'5" (4.0 x 3.5)

BEDROOM 2
14'9" x 11'5" (4.5 x 3.5)

BEDROOM 3
11'9" x 7'10" (3.6 x 2.4)

BATHROOM

BEDROOM 4
8'6" x 6'10" (2.6 x 2.1)

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.

