

Floor Plan

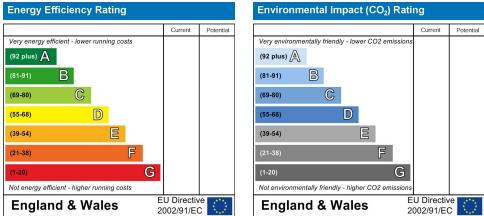


TOTAL FLOOR AREA: 1327 sq.ft. (123.3 sq.m.) approx.

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.



## 142 The Crossway

### Portchester, PO16 8NH

We are pleased to welcome to the market this recently refurbished and extended four bedroom family home in the popular Portchester location of The Crossway. This property is being sold with No Forward Chain.

The property boasts a spacious open plan living space with kitchen and dining featured in a new 5m extension to the rear of the property. The fully fitted kitchen is comprised of a double oven, five burner gas hob, integrated dishwasher, washing machine and fridge freezer. Bi-folding doors open out on to the sunny south facing patio and garden which has a large shed and hardstanding for a further outbuilding, hot tub or patio area. Also to the ground floor are two bedrooms to the front of the property and new modern shower room.

Moving upstairs to the first floor are there are two generous double bedrooms and family bathroom.

Externally there is off road parking to the front for a couple of vehicles along with a garage accessible via the shared driveway to the side.

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

### DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK  
GARY@CASTLESESTATES.CO.UK  
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Offers over £500,000



# 142 The Crossway

Portchester, PO16 8NH



- NO FORWARD CHAIN
- REAR EXTENSION
- TWO BATHROOMS
- GARAGE
- CLOSE TO LOCAL SHOPS
- FOUR BEDROOMS
- LOFT CONVERSION
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- FULL REFURBISHMENT

**KITCHEN / DINING / LIVING**  
28'2" x 19'8" (8.6 x 6.0)

**SHOWER ROOM**

**BEDROOM ONE**  
15'5" x 11'9" (4.7 x 3.6)

**BEDROOM TWO**  
11'9" x 10'5" (3.6 x 3.2)

**BEDROOM THREE**  
11'5" x 10'5" (3.5 x 3.2)

**BATHROOM**

**BEDROOM FOUR**  
8'10" x 8'6" (2.7 x 2.6)

**GARAGE**  
17'0" x 9'2" (5.2 x 2.8)

**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.

**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.

