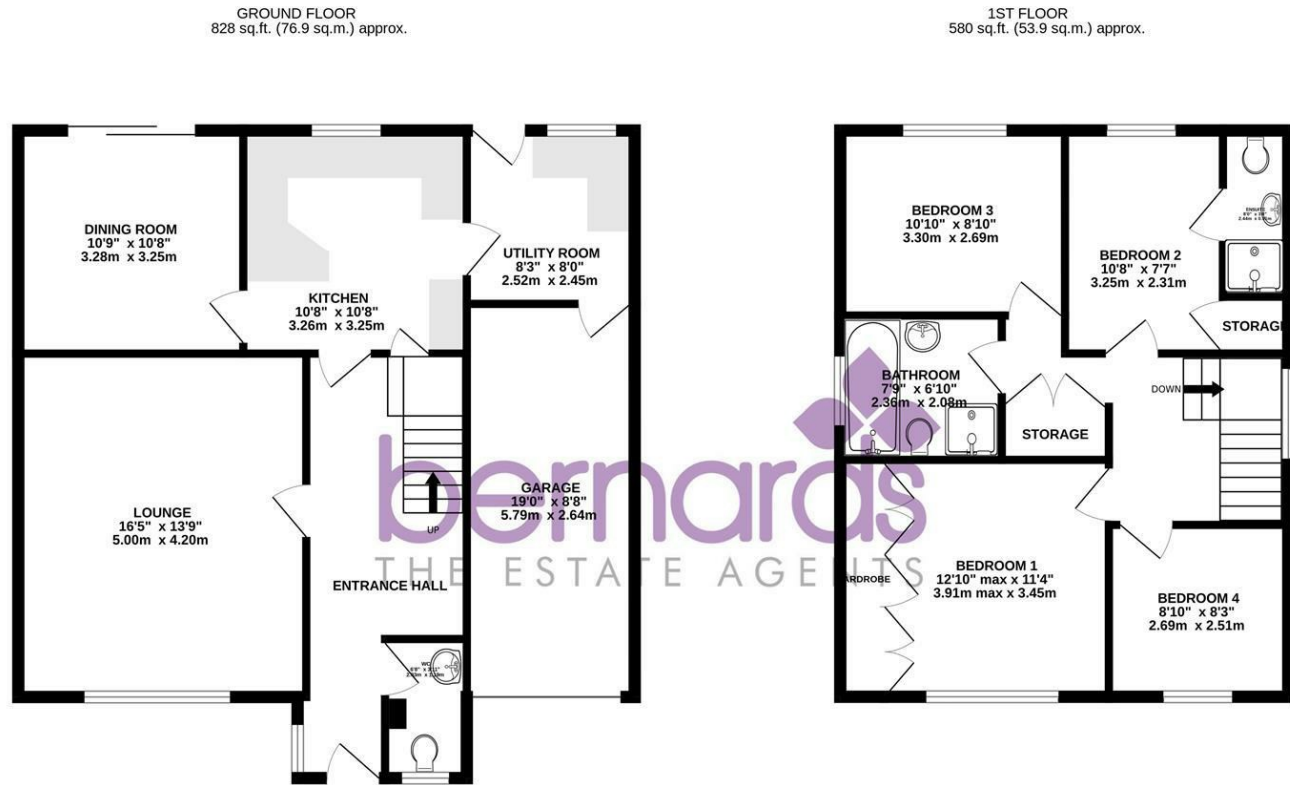


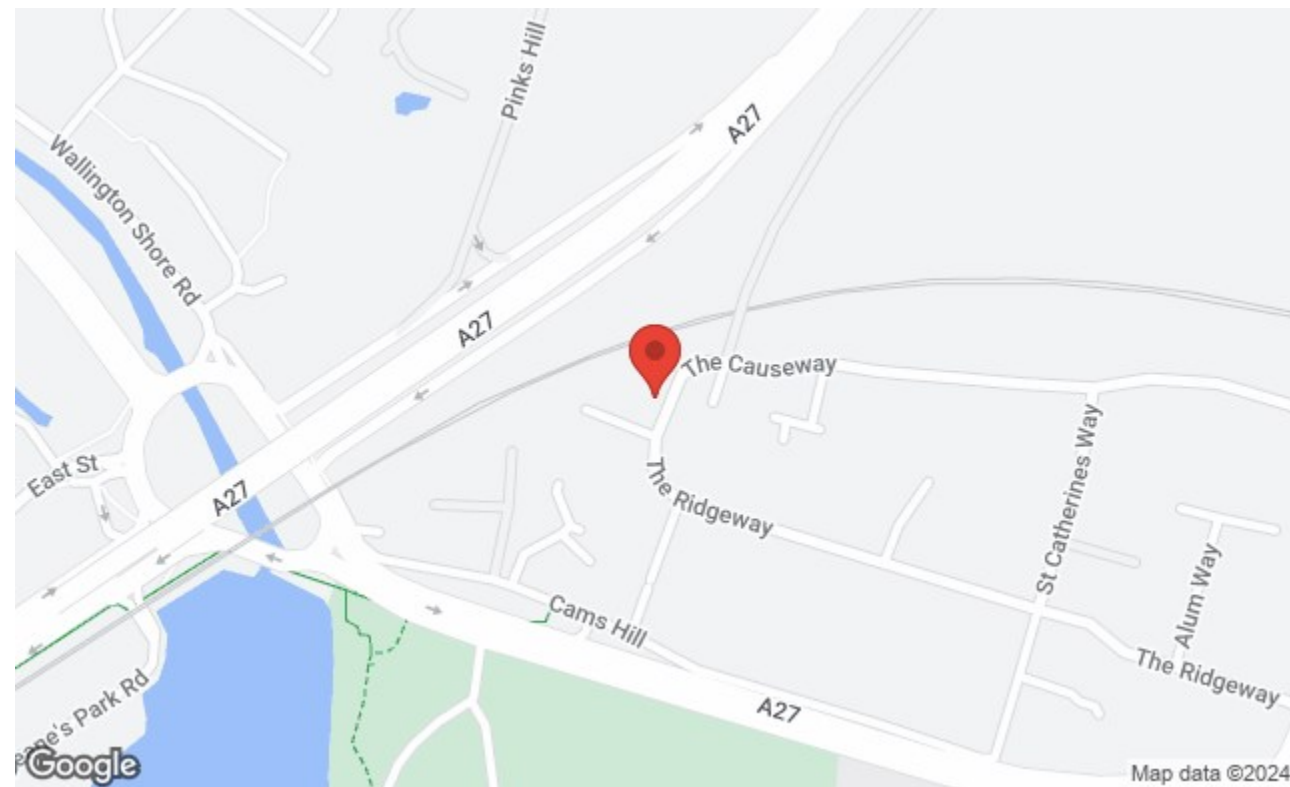


Offers In Excess Of £500,000

The Causeway, Portchester PO16 8RY



TOTAL FLOOR AREA: 1408 sq.ft. (130.8 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.
 Made with Metropix ©2024



HIGHLIGHTS

- ❖ SOUGHT-AFTER LOCATION OF DOWNEND
- ❖ FOUR BEDROOM DETACHED FAMILY HOME
- ❖ SOLAR PANELS
- ❖ FOUR PIECE BATHROOM
- ❖ ENSUITE AND DOWNSTAIRS CLOAKROOM
- ❖ KITCHEN AND UTILITY ROOM
- ❖ LOUNGE AND SEPARATE DINING ROOM
- ❖ GARAGE AND DRIVEWAY
- ❖ CAMS HILL SCHOOL CATCHMENT
- ❖ WEST FACING REAR GARDEN

Step into this meticulously presented 4-bedroom detached residence, ideally situated in the sought-after residential enclave of The Causeway, Down End. As you approach the home, you're greeted by a charming front garden, driveway, and garage, all overlooking a green space.

Entering through the front door, the generously sized entrance hall sets the stage for the entire property. The kitchen offers a warm and inviting space with ample storage and seamless access to the utility room and a door leading out to the rear garden.

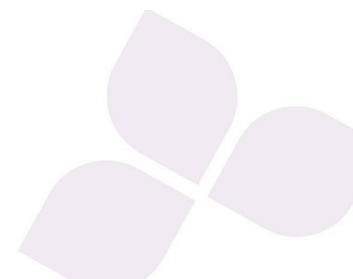
The lounge, positioned at the front of the home, exudes warmth and comfort with its feature fireplace and abundant natural light streaming in through the large window.

Completing the ground floor is a separate dining room boasting sliding doors that open out to the garden, as well as a convenient cloakroom.

Ascending to the first floor, an additional window above the stairs amplifies the luminosity of the landing, providing access to the bedrooms. Three double bedrooms, one of which features an ensuite, grace the first floor, alongside a spacious fourth bedroom and a luxurious four-piece family bathroom.

The west-facing garden adds the perfect finishing touch to this stunning family abode. To avoid disappointment, contact us today to schedule your viewing.

79 High Street, Fareham, Hampshire, PO16 7AX
 t: 01329756500



Call today to arrange a viewing
 01329756500
 www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
16'4" * 13'9" (5.00 * 4.20)

DINING ROOM
10'9" * 10'7" (3.28 * 3.25)

KITCHEN
10'8" * 10'7" (3.26 * 3.25)

UTILITY ROOM
8'3" * 8'0" (2.52 * 2.45)

BEDROOM ONE
12'9" * 11'3" (3.91 * 3.45)

BEDROOM TWO
10'7" * 7'6" (3.25 * 2.31)

BEDROOM THREE
10'9" * 8'9" (3.30 * 2.69)

BEDROOM FOUR
8'9" * 8'2" (2.69 * 2.51)

BATHROOM
7'8" * 6'9" (2.36 * 2.08)

GARAGE
18'11" * 8'7" (5.79 * 2.64)

COUNCIL TAX BAND E

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and

arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		77	84
England & Wales			

Scan here to see all our properties for sale and rent



Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk

