

## 209 Castle Street | Portchester









# FOR SALE



## Key features

- PRIME CASTLE STREET LOCATION WITH DIRECT VIEWS OF PORTCHESTER CASTLE
- ELEGANT INTERIORS WITH RESTORED PERIOD FEATURES THROUGHOUT
- PRINCIPAL BEDROOM WITH PRIVATE BALCONY AND EN SUITE
- GRADE II LISTED GEORGIAN HOME DATING BACK 200 YEARS
- FLEXIBLE LAYOUT WITH POTENTIAL FOR ANNEXE OR COMMERCIAL USE (STP)
- BESPOKE KITCHEN WITH GRANITE WORKTOPS AND FORMAL DINING ROOM
- OFFERED WITH NO FORWARD CHAIN
- IMPRESSIVE 32FT GUEST SUITE WITH DOUBLE BAY WINDOWS
- WALLED REAR GARDEN WITH PATIOS, SUMMERHOUSE, AND WORKSHOP

Occupying a commanding position at the apex of the prestigious Castle Street, Crown House is a distinguished Grade II listed residence of considerable historical significance and charm. Dating back approximately two centuries, this exceptional home enjoys uninterrupted views over the iconic Roman and medieval remains of Portchester Castle and the waters beyond.

Once a Victorian public house and later the residence of an admiral, Crown House has been meticulously restored by the current owners, who have preserved and enhanced its elegant period detailing while introducing modern comforts. The result is a refined and flexible living environment that also offers potential for a self-contained annexe or limited commercial use, subject to the necessary consents.

Internally, the accommodation is generous and thoughtfully arranged across two principal floors. The ground floor includes a welcoming reception hall with original glazing and joinery, a charming Georgian-style family room, and a formal dual-aspect sitting room with exceptional views. The kitchen/breakfast room features bespoke cabinetry, granite worksurfaces, and



















flows through to the formal dining room—perfect for entertaining. Additional amenities on this level include a utility room, shower room, and internal access to the garage/workshop.

The first floor is equally impressive, with a remarkable 32ft guest suite framed by dual bay windows offering elevated views across the castle grounds. The principal bedroom benefits from a private balcony and en suite bath/shower room. Three further bedrooms and a family bathroom complete the upper floor.

Externally, the property boasts a charming walled garden—an oasis of privacy—with mature borders, multiple seating terraces, a summerhouse, and ample driveway parking. The detached garage and adjoining workshop offer further storage or development potential.

#### **Location**

Castle Street, Portchester, is located in a charming, historic coastal village near Portchester Castle—a stunning medieval landmark. The area offers a strong sense of community, with family-friendly parks, scenic coastal walks, and local shops, cafés, and pubs just a short stroll away. Excellent transport links include Portchester railway station and access to the A27/M27, making commuting to Portsmouth, Southampton, or London convenient. Nearby amenities include good schools, supermarkets, recreational spaces, and heritage attractions like the castle itself and St Mary's Church. Overall, it's a

highly desirable location that blends history, convenience, and lifestyle.

#### **Council Tax**

Tax Band G - £3,439.01 per annum

#### **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.

#### **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 on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

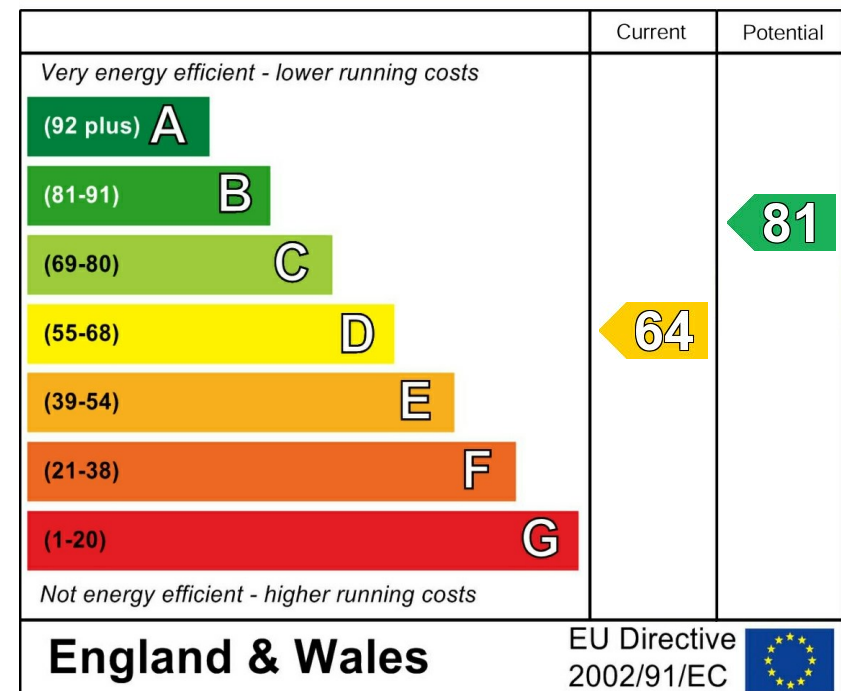
#### Solicitors

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.

#### Tenure

Freehold

### Energy Efficiency Rating





# Castle Street, Portchester, Fareham, PO16

## FLOORPLAN



Approximate Area = 3008 sq ft / 279.4 sq m

Garage = 188 sq ft / 17.4 sq m

Outbuilding = 165 sq ft / 15.3 sq m

Total = 3361 sq ft / 312.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1326437





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