



**Pytchley Close
Fareham, PO14 3SF**

Guide Price £425,000

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MAIN FEATURES:

- Well Presented Link Detached House
- Modern Kitchen/Breakfast Room Leading to Dining Area
- Good Size Lounge
- Study
- Three Bedrooms & Family Shower Room/WC
- Attractive Low Maintenance Rear Garden
- Ample Off Road Parking & Garage

A rare opportunity to acquire a beautifully maintained link-detached house in the highly desirable Pytchley Close, Stubbington / Hill Head area, offering comfortable modern living in a quiet cul-de-sac setting. Upon entry you are welcomed into a bright, modern kitchen / breakfast room, thoughtfully designed to flow seamlessly into the adjoining dining area—a perfect layout for casual family meals and entertaining. The good size lounge includes a dedicated study nook, ideal for working from home or children's study space. On the first floor you will find three well-proportioned bedrooms, along with a contemporary family shower room / WC. Outside, the property benefits from an attractive low maintenance rear garden, offering an ideal space for relaxation or alfresco dining without the burden of heavy gardening. In front, there is off-road parking, together with a garage providing secure shelter or storage.

Pytchley Close lies within the sought-after Hill Head / Stubbington catchment, renowned for its calm and friendly ambience. The area benefits from very low crime levels, making it ideal for families. Commuting is straightforward, with Fareham Station just a few miles away, and the wider road network providing access to Portsmouth, Southampton and beyond. The local schools are well regarded, including Crofton Anne Dale Infant and Junior Schools within walking distance, both graded 'Good' by Ofsted. You are also within easy reach of the seafront, scenic walks, local shops and amenities, making this a superb blend of suburban peace and convenience. This property offers the ideal balance: immediate move-in condition, practical and flexible accommodation, low maintenance gardens, and strong local credentials. Early viewing is highly recommended.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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