



Guide Price Of



£425,000-£450,000

Freehold



50 The Crossway
Portchester
Fareham
PO16 8PB

- Four Bedroom Home
- Heated Swimming Pool
- Well Presented Throughout
- Block Paved Driveway

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"Guide Price Of £425,000-£450,000. Situated close to Portchester Town Centre and a very short walk to the Train Station is this truly deceptive property offering a lot more space and surprises than you may perceive from a simple outside view. The property has been greatly extended both to the rear and into the loft space. This has created a large and very modern style 4 bedroom property with two bath/shower rooms, a spacious open plan living area with modern kitchen and a further reception space provided by the Conservatory. The south facing garden continues to surprise and offers a real sun seekers paradise with a large raised sun terrace with hot tub. This then leads to a figure of 8 heated swimming pool and Cabin. The property further benefits from off road block paved parking. Viewing highly advised."

Matt Spacey, Senior Branch Manager, Portchester Office

HALLWAY

Tiled floor, loft hatch, doors to:

BEDROOM

12' 3" x 9' 10" (3.73m x 3m) Front aspect double glazed window, radiator, wood flooring, door to:

WALK IN WARDROBE

9' 10" x 4' 0" (3m x 1.22m) Hanging space, shelf storage.

BEDROOM

11' 7" x 9' 3" (3.53m x 2.82m) Front aspect double glazed window, radiator, wood flooring.

SHOWER ROOM

Side aspect double glazed window, enclosed quadrant shower cubicle with mains shower, low flush WC, pedestal hand basin, towel rail radiator, tiled walls.

UTILITY AREA

Side aspect double glazed door, space for washing machine and tumble dryer with work surface over, wall mounted combination boiler, suite comprising panelled bath, low flush WC, vanity hand basin and storage, towel rail radiator.

OPEN PLAN LIVING AREA

27' 0" x 20' (8.23m x 6.1m)

KITCHEN AREA

Side aspect double glazed window, range of wall and base units, sink and drainer unit, space for range cooker with hood over, space for dishwasher, space for fridge/freezer, tiled floor, tiled surrounds.

LIVING AREA

Side aspect double glazed window, rear aspect large sliding doors and windows to Conservatory, stairs to first floor, tiled floor, radiator.

CONSERVATORY

Rear and side aspect double glazed windows and doors to garden.

LANDING

Doors to:

BEDROOM

10' 10" x 8' 10" (3.3m x 2.69m) Rear aspect double glazed window, two side aspect double glazed Velux windows, radiator, eaves storage access, some restricted headroom

BEDROOM

8' 0" x 8' 6" (2.44m x 2.59m) Side aspect double glazed Velux windows, radiator, eaves storage access, restricted headroom.

OUTSIDE

South facing garden comprising two main areas with one being a large figure of 8 heated swimming pool and cabin area ideal for conversion to changing facilities/sauna etc. Further large raised and decked sun terrace, hot tub area, side pedestrian access.

FRONT

Newly block paved driveway for several vehicles.

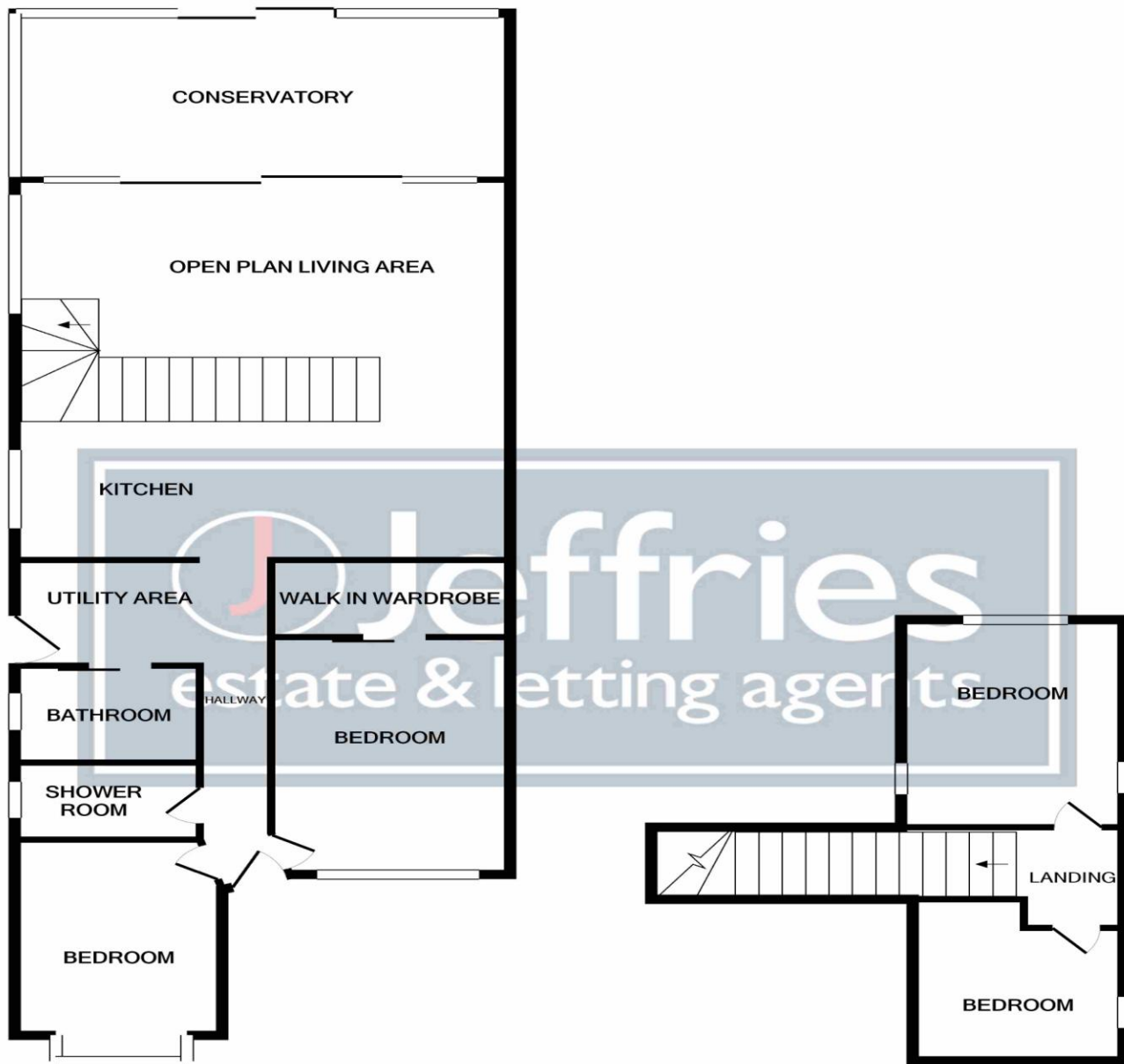


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GROUND FLOOR

1ST FLOOR

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

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
		65	81
England & Wales	EU Directive 2002/91/EC		