



£500,000 Freehold



45 The Causeway
Down End
Fareham
PO16 8RN

- Substantial Extensions
- Sought After Location
- Large Rear Garden
- Ample Parking

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"This substantially enhanced and extended semi-detached home is located within one of Fareham's most prestigious addresses, in the highly regarded area of Down End, Fareham. The accommodation currently includes three/four reception rooms, a fitted kitchen, four bedrooms and a large family bathroom. However, we believe that the internal layout could be rearranged to provide an additional bathroom/ensuite (subject to any necessary regulations). Outside, there is ample block paved parking to the front, additional driveway parking and a detached garage/workshop. The beautiful and well-stocked rear garden is one of the longest in the road and really does need to be seen to be appreciated. Viewing is highly recommended by the sole agents."

Matt Spacey, Senior Branch Manager, Fareham and Portchester Office

PORCH

Front and side aspect double glazed windows, sliding doors to:

RECEPTION HALL

16' 0" x 13' 5" (4.88m x 4.09m) Side aspect double glazed window, radiator, opening onto Lounge, storage cupboard, stairs to first floor, doors leading to:

LOUNGE

15' 10" x 13' 0" (4.83m x 3.96m) Front aspect double glazed bay window, hole in the wall gas fire, radiator.

DINING ROOM

12' 5" x 12' 0" (3.78m x 3.66m) Storage cupboard, radiator, opening to:

SITTING AREA

12' 0" x 10' 0" (3.66m x 3.05m) Rear aspect double glazed sliding doors overlooking garden, radiator, door to kitchen.

KITCHEN/BREAKFAST ROOM

18' 7" x 13' 0" (5.66m x 3.96m) Rear aspect double glazed windows and doors to garden. Comprehensive range of wall and base units with under lighting, integrated tower double oven with ceramic hob and hood. Double bowl acrylic sink and drainer unit, space for various appliances, pantry cupboard housing heating boiler, tiled floor, tiled splash back areas, radiator.

CLOAKROOM

Side aspect double glazed window, low flush WC, wall mounted hand basin.

LANDING

Side aspect double glazed window, loft hatch, doors leading to:

BEDROOM

13' 6" x 12' 1" (4.11m x 3.68m) Front aspect double glazed window, fitted wardrobes, radiator.

BEDROOM

12' 0" x 11' 10" (3.66m x 3.61m) Rear aspect double glazed window, airing cupboard, radiator.

BEDROOM

12' 4" x 9' 2" (3.76m x 2.79m) Front aspect double glazed window, borrowed light window to landing, radiator.

BEDROOM

11' 0" x 6' 10" (3.35m x 2.08m) Side aspect double glazed window, storage cupboard, desk area, radiator.

DRESSING AREA

8' 8" x 5' 8" (2.64m x 1.73m) Pedestal hand basin, borrowed light window from bathroom, door to:

BATHROOM

13' 0" x 9' 0" (3.96m x 2.74m) Rear aspect double glazed window. Comprehensive bathroom suite comprising tile panelled bath, enclosed shower cubicle with mains shower, low flush WC, bidet, twin pedestal hand basins, tiling, two radiators.

REAR GARDEN

Approximately 120ft in length. Delightfully presented well maintained and mature garden. Lawn areas, paved patio seating areas, dwarf hedgerows, fruit tree, shed, greenhouse, summer house.

GARAGE

25' 0" x 9' 0" (7.62m x 2.74m) Rear and side aspect windows, door to garden, power light, work bench area, up and over door.

FRONT

Block paved vehicle parking with additional parking on further driveway to garage for several vehicles.

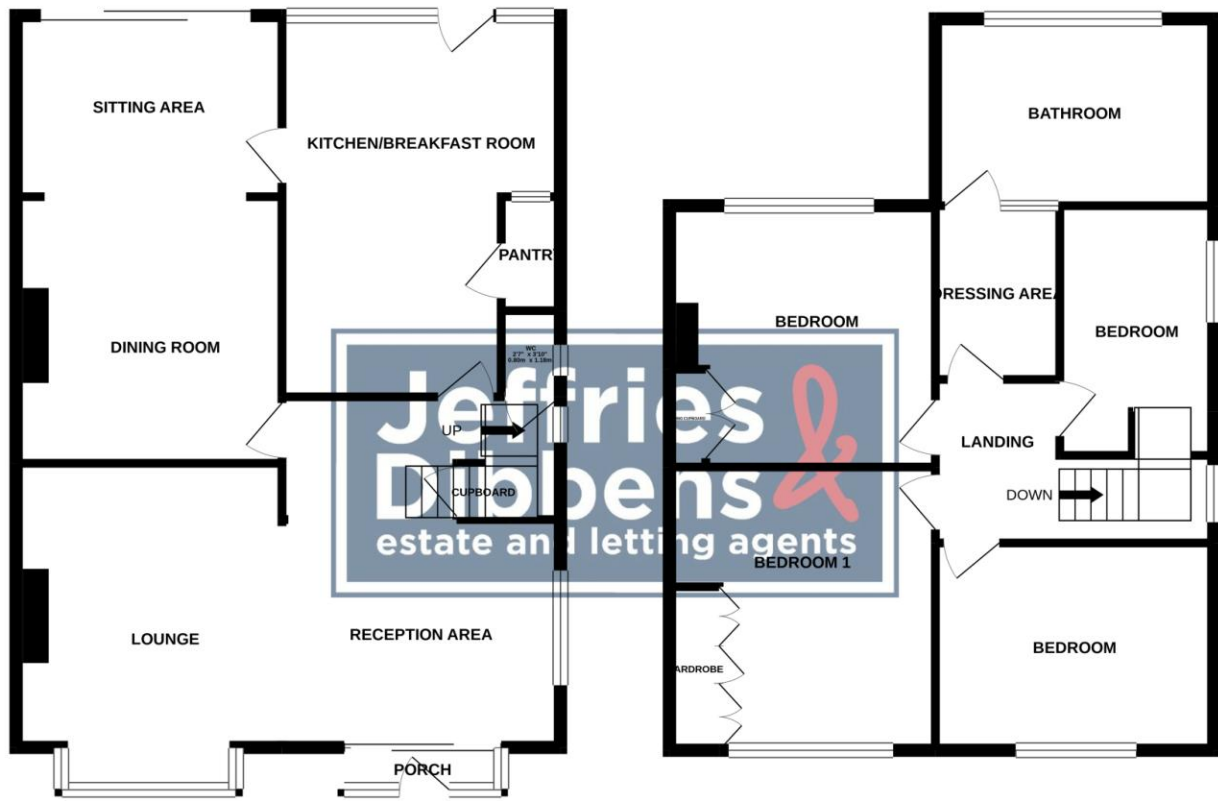


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GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.

1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 1502 sq.ft. (139.5 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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