

**The Accommodation Comprises:-**

Front door with leaded-light obscured double glazed panel inset with matching panels to front and side elevations, into:-

**Entrance Porch:-**

Door with leaded-light obscured double glazed panel to side, into:-

**Entrance Hall:-**

Radiator, coving to flat ceiling, radiator, stairs to first floor, smoke & CO2 detector (Battery Operated), deep under stairs cupboard for storage.

**Cloakroom:-**

Leaded-light Window, close-coupled wc, wash hand basin, mixer tap with splashback inset vanity unit, chrome heated towel rail.

**Lounge:- 16' 5" x 12' 11" (5.00m x 3.93m) Maximum Measurements**

Bay window to front elevation, two radiators, coving to textured ceiling, wood effect gas fire and raised hearth.

**Formal Dining Room:- 11' 1" x 8' 7" (3.38m x 2.61m)**

Coving to textured ceiling, double radiator, single tilt and slide patio doors enjoying views and accessing the garden.

**Study:- 9' 4" x 6' (2.84m x 1.83m)**

Window to side elevation, coving to textured ceiling, fitted desk with shelving and bookcase, radiator.

**Kitchen/Breakfast Room:- 12' 7" x 11' 1" (3.83m x 3.38m)**

Windows to rear, door giving access to garden, superb range of German Leicht Fitted units with base and eye level units with roll-top work surfaces and splashback, underlighting to wall units, one and half bowl sink units with water disposal unit, mixer tap with in-line water softener, bow-fronted five-ring gas hob with splashback and Bosch stainless steel extractor over, recess for washing machine and dishwasher, integrated fridge and freezer, split-level Bosch oven and grill, long-line pull out larder cupboard, long-line heated chrome towel rail, space for table and chairs, coving to flat ceiling, wall-mounted extractor.

**First Floor Landing:-**

Access to loft, combined smoke & CO2 detector (battery operated), airing cupboard with hot water tank for power shower and control panel.

**Bedroom 1:- 12' 7" x 11' 1" (3.83m x 3.38m) Maximum Measurements**

Window to front elevation, radiator, superb range of fitted wardrobe units, dressing table with wall-mounted mirror, shelving to sides with bedside cabinets with cabin cupboards over bed recess.

**En-Suite Shower Room:- 5' 10" x 5' 2" (1.78m x 1.57m)**

Obscured triple glazed window to side, close-coupled wc with concealed cistern, wash hand basin with mixer tap inset vanity unit, corner shower cubicle, long-line heated chrome towel-rail, tiled, ceiling extractor.

**Bedroom 2:- 13' 10" x 9' 9" (4.21m x 2.97m) Maximum Measurements**

Window to front elevation, double radiator, coving to flat ceiling, fitted wardrobe units.

**Bedroom 3:- 12' 7" x 8' 5" (3.83m x 2.56m) Maximum Measurements**

Window to front elevation, radiator, fitted wardrobes and textured ceiling.

**Bedroom 4:- 11' 3" x 8' 8" (3.43m x 2.64m)**

Window to rear elevation, radiator, coving to flat ceiling, wall-to-wall fitted wardrobe units, fitted dressing table and bedside unit to remain.

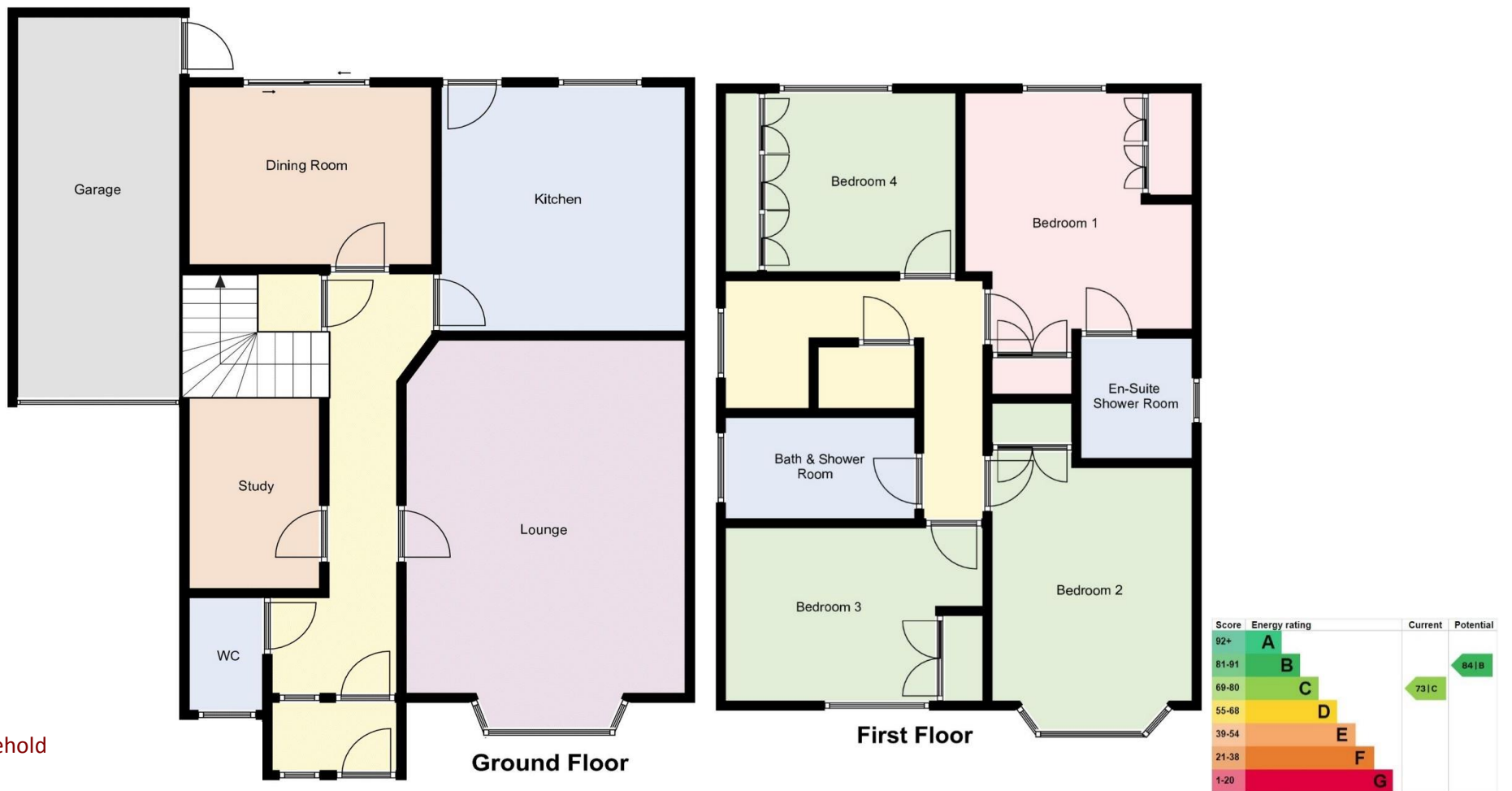
**Bath & Shower Room:- 9' 2" x 4' 11" (2.79m x 1.50m)**

Obscured glazed window to side elevation, close-coupled wc with concealed cistern, panelled bath with mixer tap, wash hand basin with mixer tap inset vanity unit, corner shower cubicle with extractor over and ceiling extractor, tiled with chrome heated towel rail and shaver socket.

**Outside:-**

Driveway to garage with power and light connected, wall-mounted Glow Worm gas central heating boiler. Rear garden with wooden gate and wrought-iron gate giving pedestrian access to the enclosed rear garden with full-width patio, steps leading to formal, well-manicured lawns with a fine array of shrubs and bushes, fencing to the side and high brick wall to the rear, water tap. Electronic awning to the rear of dining room & kitchen to remain.





Tenure: Freehold

Council Tax Band: E

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£450,000

5 St. Sebastian Crescent, Fareham, PO16 7BX

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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