



**NESBITT & SONS**  
ESTATE AGENTS



## 25 Down End Road, Fareham, PO16 8RG

### Offers in excess of £650,000

Nestled in the sought-after area of Down End Road, Fareham, this charming extended semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

Situated within walking distance of a championship golf course, this home is perfect for golf enthusiasts or those who simply enjoy the beauty of well-maintained greens. Additionally, the property is located in a much-requested area close to the shoreline, offering residents the opportunity to enjoy coastal walks and the tranquility of seaside living.

Families will appreciate being within the catchment area for Cams Hill School, known for its excellent educational standards. This makes the property not only a wonderful place to live but also a smart choice for those prioritising their children's education.

In summary, this semi-detached house on Down End Road is a fantastic opportunity for anyone looking to settle in a vibrant community, with ample space, modern amenities, and a prime location. Don't miss the chance to make this delightful property your new home.

Entrance Hallway



Lounge/Diner 27'11 x 13'4 (8.51m x 4.06m)



Kitchen/Breakfast Room 25'3 x 12'3 (7.70m x 3.73m)

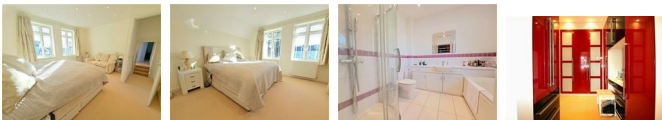


Downstairs Cloakroom

First Floor Landing



Master-Suite



Bedroom 14'10 x 13'1 (4.52m x 3.99m)

Dressing Room 6'11 x 6'9 (2.11m x 2.06m)

En-Suite Bathroom 8'11 x 7'7 (2.72m x 2.31m)

Bedroom Two 15'2 x 13'2 (4.62m x 4.01m)



Bedroom Three 13'5 x 12'5 (4.09m x 3.78m)



Bedroom Four 9'2 x 8'8 (2.79m x 2.64m)

Family Bathroom 9'1 x 8'5 (2.77m x 2.57m)



Outside

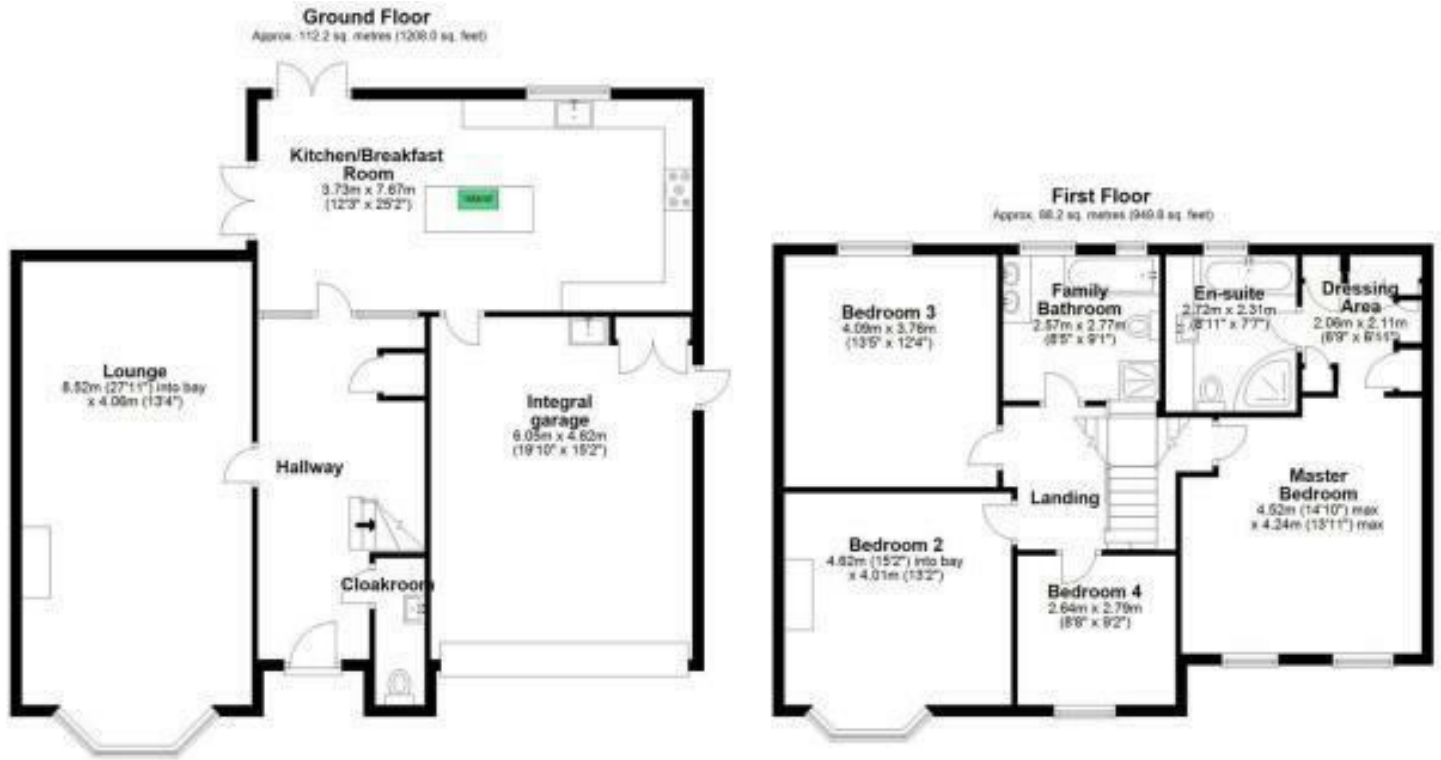


Driveway

Integral Garage 19'6 x 15'1 (5.94m x 4.60m)

Garden

## Floor Plan

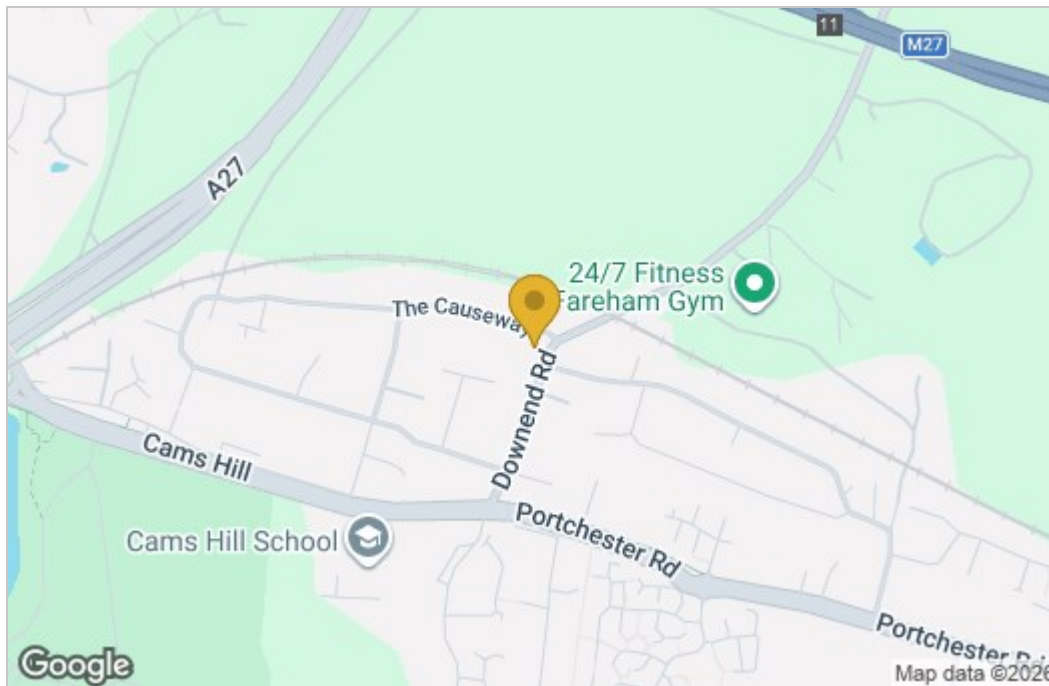


Total area: approx. 200.5 sq. metres (2157.8 sq. feet)

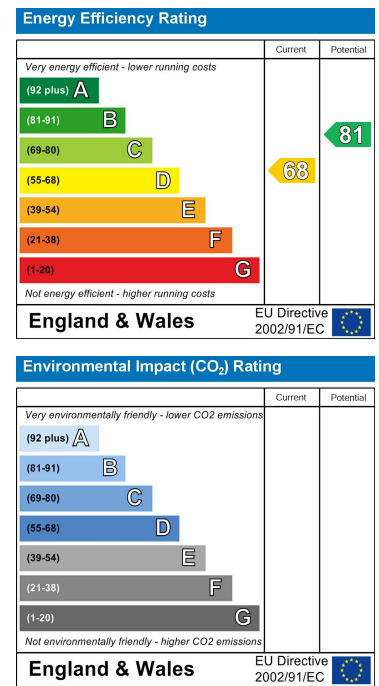
All room dimensions are approximate  
Plan produced using PlanUp

Two Trees, 25, Down End Road, Fareham

## Area Map



## Energy Efficiency Graph



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