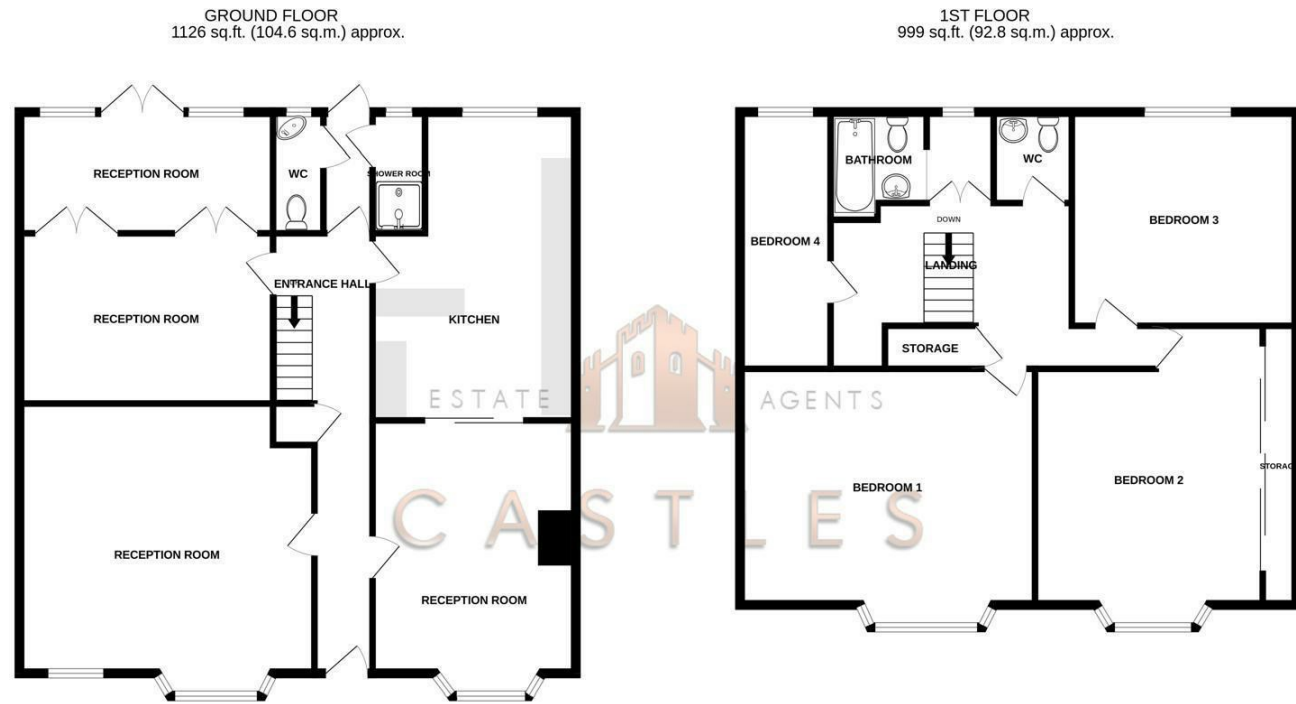


Floor Plan



TOTAL FLOOR AREA : 2124 sq.ft. (197.4 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. Made with Metropix ©2026



## 193 Castle Street Fareham, PO16 9QR

We are pleased to introduce to the market Narbrough House, previously a historical Portchester pub called The Ivy. This is a rare opportunity to acquire a large four bedroom Grade II Listed home with off road parking in a prime Castle Street location.

The property does require some modernisation throughout but is a generous size and makes a wonderful family home.

The ground floor consists of two large reception rooms with bay windows, an open plan kitchen diner with two further reception rooms to the rear of the property. There is a shower room and downstairs w/c also. The extension on the rear has beautiful box sash windows allowing plenty of light in and beautiful views across the gardens.

Moving upstairs there are four bedrooms in total, three are a generous size with the front bedroom an exceptional size thanks to the side extension. There is a family bathroom and separate w/c on this level.

Externally the property is a few yards away from Portchester Castle and the waterfront. Side access is available via Wicor Path into the detached double garage and garden.

Other benefits include a new boiler, new radiators and new electrical wiring in the house and the garage.

For more information or to arrange a viewing on this exceptional Castle Street property, please call Castles today.

Asking price £750,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(10-15) A
(81-91) B			(16-21) B
(69-80) C			(22-27) C
(55-68) D			(28-33) D
(39-54) E			(34-38) E
(21-38) F			(39-44) F
(1-20) G			(45-49) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 193 Castle Street

Fareham, PO16 9QR



- FOUR BEDROOMS
- DETACHED GARAGE
- GRADE II LISTED
- NO FORWARD CHAIN
- FOUR RECEPTION ROOMS
- SOUTH WEST FACING GARDEN
- STONES THROW FROM PORTCHESTER CASTLE
- PRIME CASTLE STREET LOCATION

**RECEPTION ROOM 1**  
11'9" x 16'4" (3.6 x 5.0)

**RECEPTION ROOM 2**

**KITCHEN DINER**  
11'5" x 18'4" (3.5 x 5.6)

**RECEPTION ROOM 3**  
19'0" x 10'2" (5.8 x 3.1)

**RECEPTION ROOM 4**  
15'1" x 7'2" (4.6 x 2.2)

**SHOWER ROOM**

**W/C**

**BEDROOM ONE**  
21'7" x 14'1" (6.6 x 4.3)

**BEDROOM TWO**  
13'1" x 14'1" (4.0 x 4.3)

**BEDROOM THREE**  
13'5" x 12'9" (4.1 x 3.9)

**BEDROOM FOUR**

**BATHROOM**  
5'6" x 6'2" (1.7 x 1.9)

**Solicitors**

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Financial Services**

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some

independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

**Anti Money Laundering**

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

