



**NESBITT & SONS**  
ESTATE AGENTS



144 The Crossway, Fareham, PO16 8NH  
**Guide price £415,000**

\*\*\* Guide Price - £415,000 to £425,000 \*\*\*

Situated in the highly sought-after area of The Crossway, Portchester, this charming extended semi-detached property offers a delightful blend of comfort and modern living. With four spacious bedrooms and two well-appointed bathrooms, this extended chalet-style family home is perfect for those seeking ample space for family life.

As you enter, you are greeted by a superb open-plan living area that is both inviting and functional. The bi-fold doors seamlessly connect the indoor space to the lovely enclosed south-facing garden, creating an ideal setting for entertaining or simply enjoying the sunshine. The garden is generously sized, providing a private oasis for relaxation and outdoor activities.

This property also boasts parking for two vehicles, ensuring convenience for you and your guests. Its prime location means you are just a short distance from local amenities and the train station, making commuting and

## Entrance Hall



Bedroom Three 15'5 into bay x 11'10 (4.70m into bay x 3.61m)



Bedroom Four 8'10 x 8'10 (2.69m x 2.69m)



## Bathroom



Open Plan Kitchen/Living/Dining Room 21'0 max x 22'10 max (6.40m max x 6.96m max)



## Landing

Master Bedroom 16'1 x 8'10 (4.90m x 2.69m)



En-Suite 10'2 x 4'11 (3.10m x 1.50m)



Bedroom Two 20'4 x 9'3 (6.20m x 2.82m)

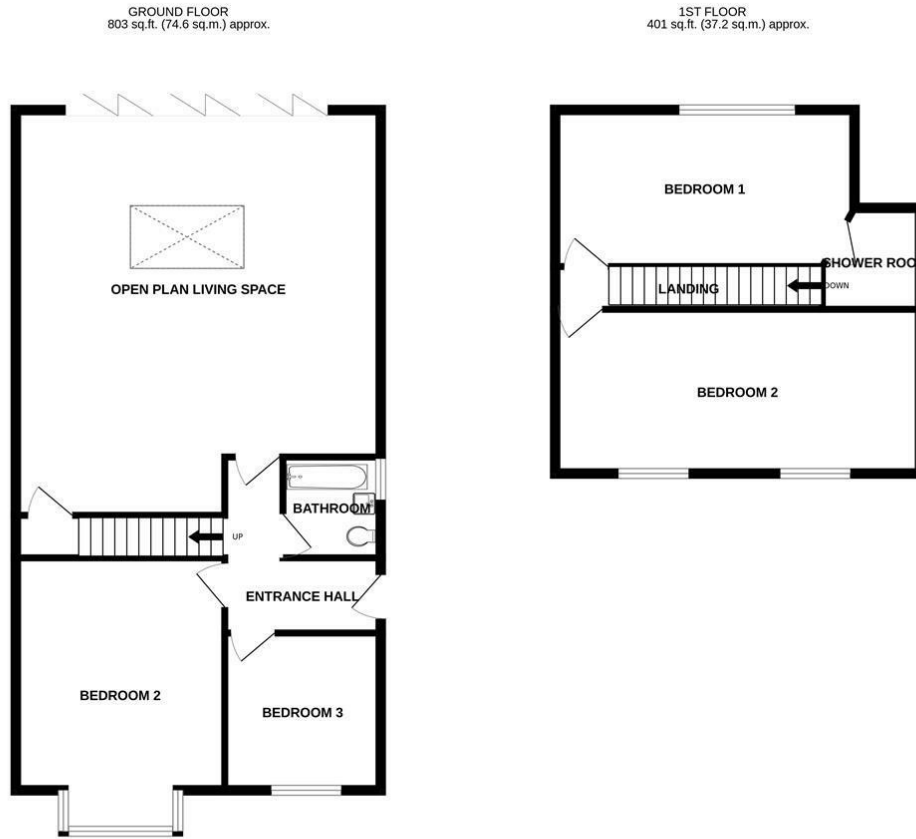


Outside

Driveway

Garden

# Floor Plan

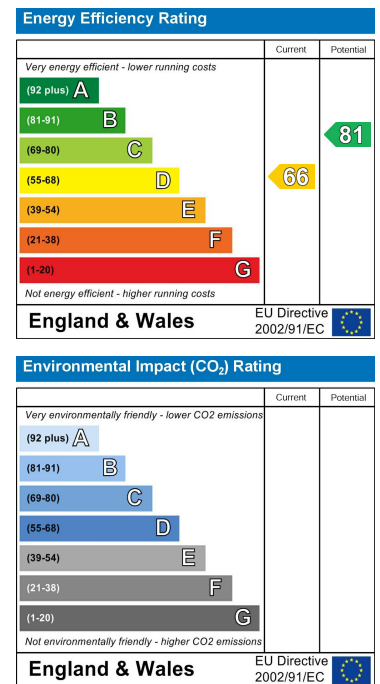


4 BEDROOM SEMI DETACHED  
 TOTAL FLOOR AREA: 1203 sq.ft. (111.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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# Area Map



# Energy Efficiency Graph



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