

£425,000
74 The Crossway
Portchester, PO16 8NT

Situated in the sought-after location of The Crossway, Portchester, we are delighted to present this beautifully extended and modernised three-bedroom mid terrace family home. The ground floor comprises a lounge with gas fire, a study area, downstairs WC/utility and an impressive kitchen/breakfast room featuring a skylight and bi-fold doors opening onto the rear garden. The first floor offers a generous main bedroom and spacious four piece bathroom suite with underfloor heating, whilst the second floor boasts two further bedrooms and a landing with far-reaching views towards the Spinnaker Tower. Outside, the property benefits from a driveway to the front, a landscaped, low-maintenance south facing rear garden and a detached garage accessed via a private road. Ideally located close to Portchester High Street, the train station and local schools, this fantastic home must be viewed to appreciate the space and condition on offer!

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ENTRANCE HALL

LOUNGE 15' 2" x 14' 7" (4.62m x 4.44m)

STUDY AREA 7' 7" x 12' 0" (2.31m x 3.66m)

WC/UTILITY 7' 6" x 5' 0" (2.29m x 1.52m)

KITCHEN/BREAKFAST ROOM 16' 3" x 16' 1" (4.95m x 4.9m)

LANDING

BEDROOM ONE 13' 1" x 13' 5" (3.99m x 4.09m)

BATHROOM 9' 5" x 9' 2" (2.87m x 2.79m)

LANDING

BEDROOM TWO 7' 8" x 16' 2" (2.34m x 4.93m)

BEDROOM THREE 9' 6" x 10' 10" (2.9m x 3.3m)

REAR GARDEN

GARAGE

DRIVEWAY



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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