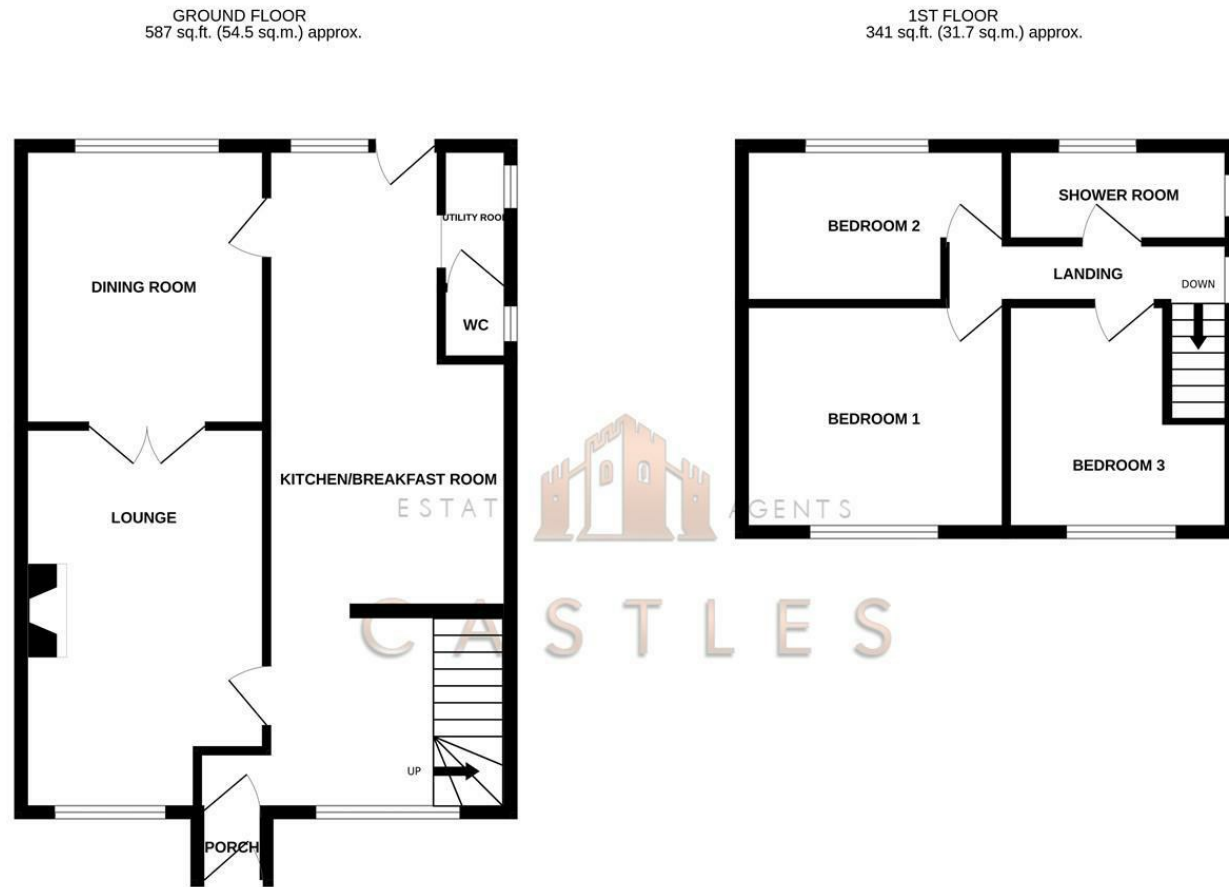


Floor Plan



TOTAL FLOOR AREA: 928 sq.ft. (86.2 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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**25 Station Road**  
**Fareham, PO16 8BQ**

We are pleased to welcome to the market a rare opportunity to acquire this three bedroom detached character property with off road parking, garage and car port located on Station Road, Portchester. This property is being sold with No Forward Chain.

The property has an abundance of period features and character charm and is situated on a substantial plot.

The ground floor of the home has a spacious entrance hallway, large lounge room with fire place with double doors opening into the dining room. From here you can access the kitchen which also has space for dining capabilities and there is a w/c.

Moving upstairs there are three generous bedrooms and a large modernised shower room.

Externally to the front of the home you have a horseshoe driveway with access to a garage and car port to the side. The rear garden is very well maintained and a fantastic size. Paved patio areas flow round the sides and rear of the property. Substantial lawns and flower beds for the remainder of the grounds and to the bottom of the garden there is a block built workshop to one side and garden room to the other.

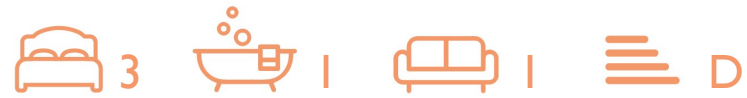
For more information or to arrange a viewing on this property please call Castles today.

**Asking price £575,000**

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			(20-24) A
(81-91) B			(25-29) B
(69-80) C			(30-34) C
(55-68) D			(35-39) D
(39-54) E			(40-44) E
(21-38) F			(45-49) F
(1-20) G			(50-54) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	63	England & Wales
		74	EU Directive 2002/91/EC

25 Station Road  
Fareham, PO16 8BQ



- NO FORWARD CHAIN
- SUBSTANTIAL PLOT
- GARAGE & CAR PORT
- SOUTH FACING GARDEN
- DETACHED CHARACTER PROPERTY
- HORSESHOE DRIVEWAY
- THREE BEDROOMS
- CLOSE TO VILLAGE SHOPS

**ENTRANCE HALL**

10'11" x 7'6" (3.35 x 2.29)

**LOUNGE**

17'10" x 12'4" (5.46 x 3.78)

**DINING ROOM**

12'4" x 10'5" (3.78 x 3.18)

**KITCHEN/BREAKFAST ROOM**

20'2" x 11'3" (6.17 x 3.43)

**BEDROOM 1**

13'1" x 10'9" (4.01 x 3.28)

**BEDROOM 2**

13'1" x 7'3" (4.01 x 2.21)

**BEDROOM 3**

11'10" x 8'11" (3.61 x 2.74)

**SHOWER ROOM**

10'11" x 5'10" (3.35 x 1.78)

**GARAGE**

**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.

**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.

