



Floor Plan

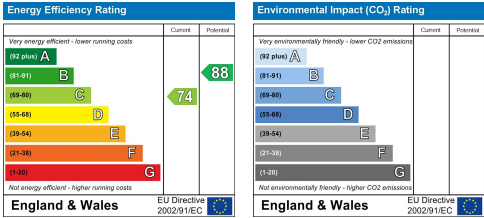


TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.



3 Kilwich Way
Fareham, PO16 9EH

We are pleased to welcome to the market this three bedroom semi detached property with driveway and garage located in the popular Portchester location of Kilwich Way.

Located a stones throw from the waterfront this quiet cul-de-sac location is always a popular one with buyers.

The property is well presented throughout and the ground floor consists of an entrance porch, open plan lounge diner, modern fitted kitchen and a large conservatory to the rear.

Moving upstairs there are three bedrooms in total, two of which are generous double rooms and a modern family bathroom completes the accommodation.

Externally there is a driveway to the side leading to the garage. The rear garden is South facing so plenty of sunshine throughout the day and features paved patio areas and lawns.

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

Asking price £350,000



02394318899



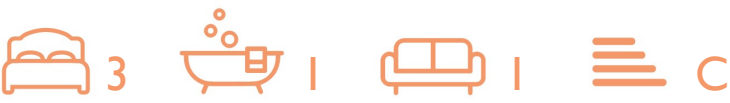
www.castlestates.co.uk



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3 Kilwich Way
Fareham, PO16 9EH



- THREE BEDROOMS
- DRIVEWAY
- SOUTH FACING GARDEN
- CLOSE TO WATERFRONT
- SEMI DETACHED
- GARAGE
- CUL-DE-SAC LOCATION
- OPEN PLAN LOUNGE DINER

LOUNGE
13'1" x 12'5" (4.0 x 3.8)

DINING ROOM
10'9" x 7'6" (3.3 x 2.3)

KITCHEN
11'1" x 7'6" (3.4 x 2.3)

CONSERVATORY
14'5" x 8'6" (4.4 x 2.6)

BEDROOM ONE
12'5" x 8'10" (3.8 x 2.7)

BEDROOM TWO
9'2" x 8'10" (2.8 x 2.7)

BATHROOM
5'10" x 5'10" (1.8 x 1.8)

BEDROOM THREE
9'6" x 6'2" (2.9 x 1.9)

GARAGE
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.

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.

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.

