



38 Angelica Way, Whiteley, Fareham, PO15 7HZ

Asking Price £375,000



Angelica Way | Whiteley  
Fareham | PO15 7HZ  
Asking Price £375,000

W&W are delighted to offer for sale this well presented three/four bedroom town house. Internally, the property boasts over 1400 sq.ft providing three bedrooms, lounge/dining room, kitchen/breakfast room, family room/fourth bedroom, cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, garage & driveway parking for two vehicles.

Angelica Way is ideally positioned with the fantastic amenities of Whiteley Shopping Centre less than a 1 minute walk away, providing a variety of shops and eateries alongside cinema, gym & supermarket. Excellent transport links are close by including the M27, A27 & Swanwick train station.



### ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well presented three/four bedroom town house

Walking distance to Whiteley Shopping Centre

Newly added porch leading to the front door opening into the welcoming entrance hall enjoying wood flooring

Family room/bedroom to the ground floor with double doors opening out to the garden

Spacious 'L' shaped lounge/dining room with Juliette balcony

Kitchen/breakfast room enjoying attractive wood effect worktops, matte cabinets & integrated oven/hob with space for additional appliances

Main bedroom to the top floor with built in wardrobes & en-suite shower room

Two additional bedrooms with one benefitting from built in wardrobes

Main bathroom comprising three piece white suite

Rear low maintenance garden majority laid to shingle with display shrubbery, impressively sized decked terrace with cover above providing a perfect space for alfresco dining.

21'5ft Garage with power & lighting

Driveway parking for vehicles

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

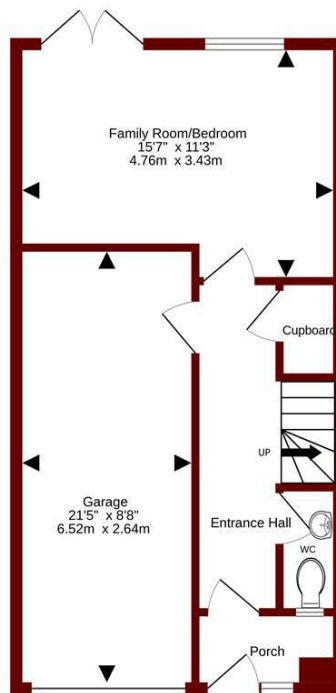
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

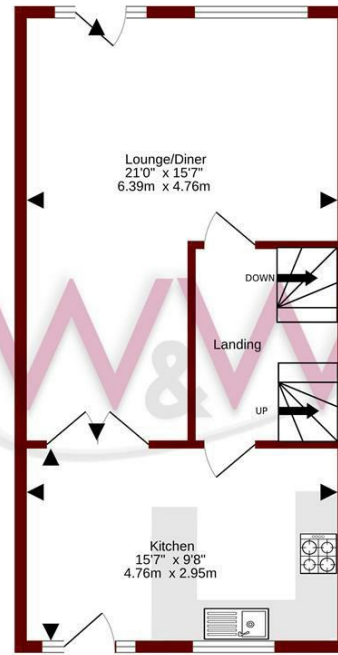
Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



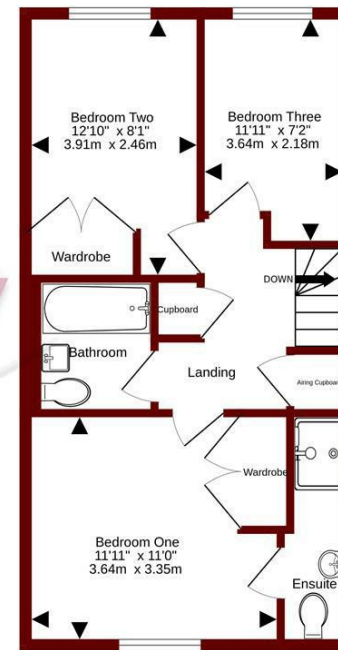
Ground floor  
484 sq.ft. (45.0 sq.m.) approx.



1st floor  
479 sq.ft. (44.5 sq.m.) approx.



2nd floor  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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