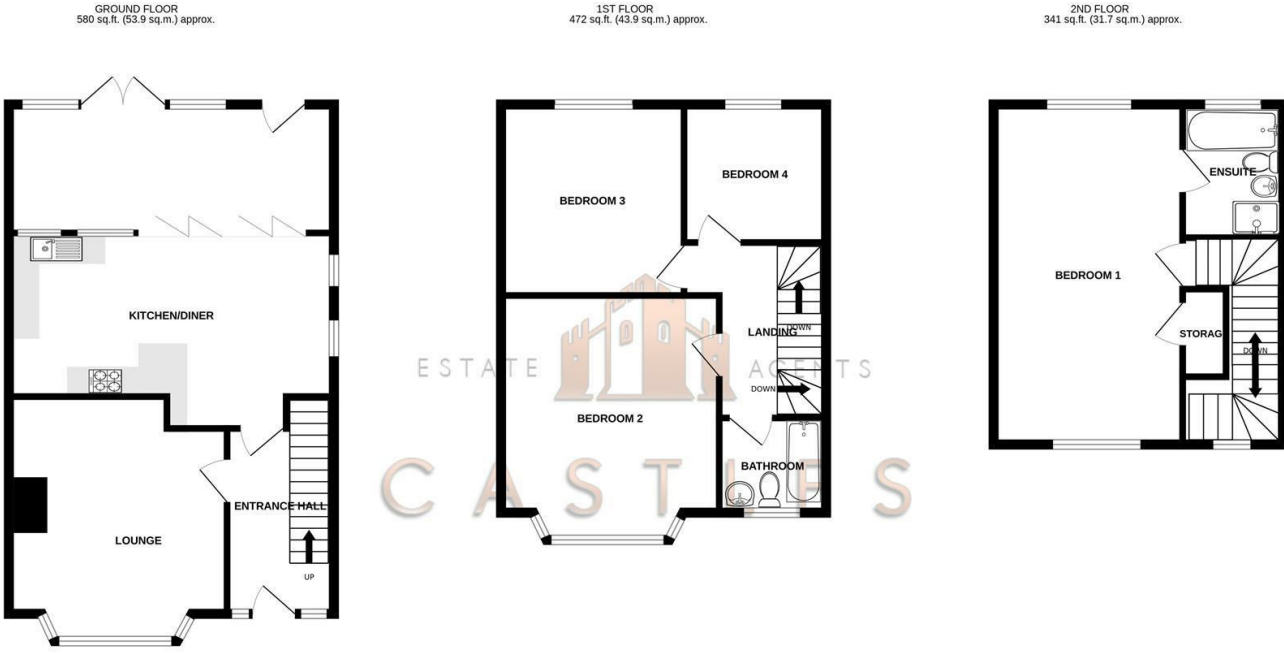




Floor Plan

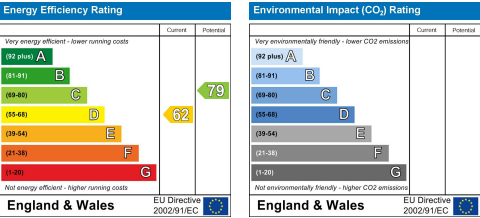


TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.

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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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.



CASTLES
ESTATE AGENTS



26 Hill View Road
Fareham, PO16 8DB

We are pleased to welcome to the market this four bedroom semi detached property with off road parking located on the popular Portchester Hill Slopes location of Hill View Road.

The property is well presented throughout and the ground floor consists of entrance hall access into separate lounge room to the front of the home, open plan kitchen diner with island across the centre opening into the large conservatory at the rear.

Moving upstairs to the first floor there are three bedrooms, all of which are a generous size and a family bathroom. Up onto the second floor into the loft conversion there is a large primary bedroom with en-suite shower room.

Externally there is driveway to the front and side for multiple vehicles. There is a summer house at the end of the garden which could easily be used for home office, gym or bar/games room. The rear garden is very sunny and features patio areas, lawned areas with various shrubbery, trees and flowers.

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

£2,000 Per month



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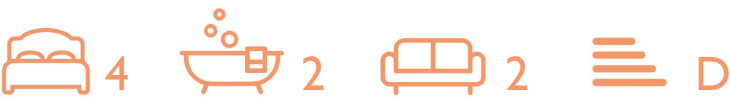
www.castlesestates.co.uk



2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson & Gary Agar
Company Number: 12821075
VAT Number: 356389459

26 Hill View Road
Fareham, PO16 8DB



- FOUR BEDROOMS
- OPEN PLAN KITCHEN DINER
- WELL PRESENTED THROUGHOUT
- GENEROUS GARDEN & SUMMER HOUSE
- TWO BATHROOMS
- SOLENT VIEWS
- LOFT CONVERSION
- AVAILABLE FOR SEPTEMBER MOVE IN

LOUNGE
12'9" x 14'5" (3.9 x 4.4)

KITCHEN/DINER
20'0" x 9'6" x 11'5" (6.1 x 2.9 x 3.5)

CONSERVATORY
19'0" x 7'6" (5.8 x 2.3)

BEDROOM 1
10'9" x 20'0" (3.3 x 6.1)

ENSUITE
5'10" x 7'10" (1.8 x 2.4)

BEDROOM 2
12'9" x 12'9" (3.9 x 3.9)

BEDROOM 3
10'5" x 11'1" (3.2 x 3.4)

BEDROOM 4
8'2" x 8'2" (2.5 x 2.5)

BATHROOM
6'2" x 5'2" (1.9 x 1.6)

Lettings Information
Holding Deposit (a maximum of 1 weeks rent): £461 based on Advertised Rental to reserve property.

Payable Deposit (a maximum of 5 weeks rent): £2307

Council Tax Band: D

EPC Rating: D

Right To Rent - Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

