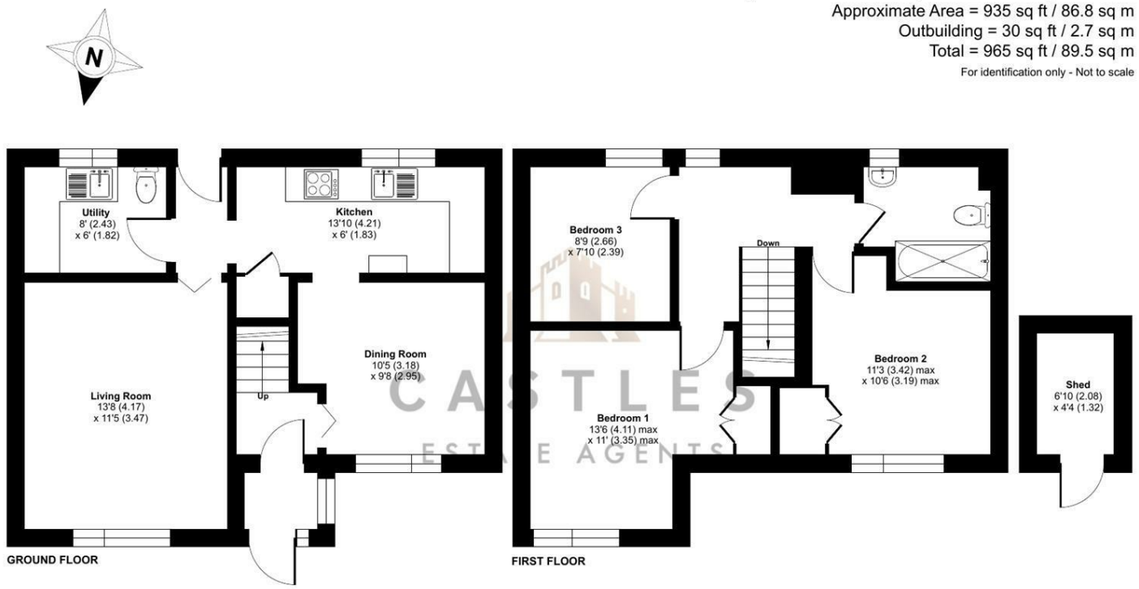
## Floor Plan

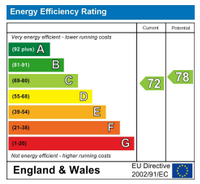
### Newtown, Portchester, Fareham, PO16

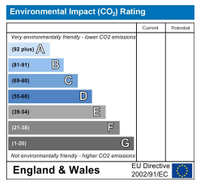
Approximate Area = 935 sq ft / 86.8 sq m
Outbuilding = 30 sq ft / 2.7 sq m
Total = 965 sq ft / 89.5 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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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.

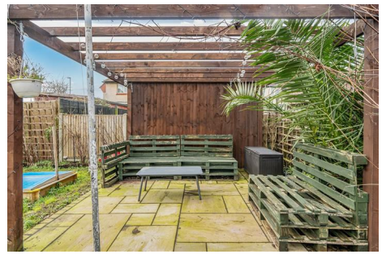



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CASTLES
ESTATE AGENTS









# 56 Newtown

## Fareham, PO16 8BH

Nestled in the charming area of Newtown, Portchester, this well presented three-bedroom semi detached house is a perfect first time buy.

The ground floor consists of a modern fitted kitchen with access into a utility room, generous lounge room and separate dining room.

The house features three well-proportioned bedrooms and a modern family bathroom.

One of the standout features of this property is its prime location. It is conveniently situated within walking distance to Portchester train station, making it an excellent choice for commuters or those who enjoy easy access to nearby amenities and attractions. Portchester village shops is also only a short walk away.

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

**Offers over £265,000**

# 56 Newtown

Fareham, PO16 8BH

3 1 2 C

- THREE BEDROOMS
- GENEROUS REAR GARDEN
- CLOSE TO TRAIN STATION
- IDEAL FIRST TIME BUY
- SEMI DETACHED
- CLOSE TO PORTCHESTER SHOPS
- TWO RECEPTION ROOMS
- QUIET CUL-DE-SAC LOCATION

**LOUNGE**
13'5" x 11'1" (4.1 x 3.4)

**DINING ROOM**
10'2" x 9'6" (3.1 x 2.9)

**KITCHEN**
13'9" x 5'10" (4.2 x 1.8)

**UTILITY ROOM**
7'10" x 5'10" (2.4 x 1.8)

**BEDROOM ONE**
13'5" x 10'9" (4.1 x 3.3)

**BEDROOM TWO**
11'1" x 10'2" (3.4 x 3.1)

**BEDROOM THREE**
8'6" x 7'6" (2.6 x 2.3)

**BATHROOM**

### 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.

### 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.

