



**NESBITT & SONS**  
ESTATE AGENTS



## 16 Tattershall Crescent, Fareham, PO16 9YD Offers in excess of £275,000

Nestled in the charming Tattershall Crescent, Portchester, this delightful mid-terrace home offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a welcoming reception room, this property is ideal for first-time buyers seeking a tranquil retreat.

The home features a modern kitchen and bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this property is its location; just a short walk away, you will find the stunning shoreline, perfect for leisurely strolls or enjoying the beauty of nature.

Situated in a quiet cul-de-sac, this residence provides a peaceful atmosphere, making it an excellent choice for those looking to escape the hustle and bustle of everyday life. Additionally, the property includes parking for one vehicle, adding to the convenience of living in this lovely home.

Whether you are starting your journey on the property ladder or seeking a serene place to call home, this mid-terrace house in Portchester is a wonderful opportunity not to be missed.

### Entrance

Lounge 15'6 x 11'7 (4.72m x 3.53m)



Kitchen 11'7 x 5'11 (3.53m x 1.80m)



### Landing

Bedroom One 11'7 x 11'0 (3.53m x 3.35m)



Bedroom Two 10'10 x 5'6 (3.30m x 1.68m)

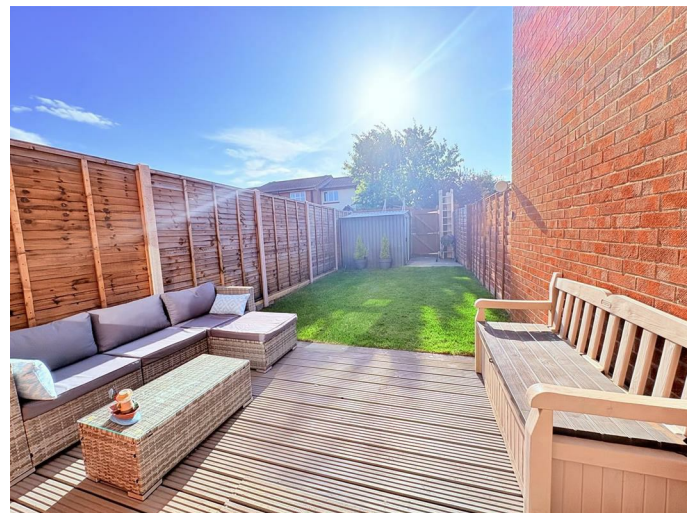


Bathroom 5'10 x 5'5 (1.78m x 1.65m)



### Outside

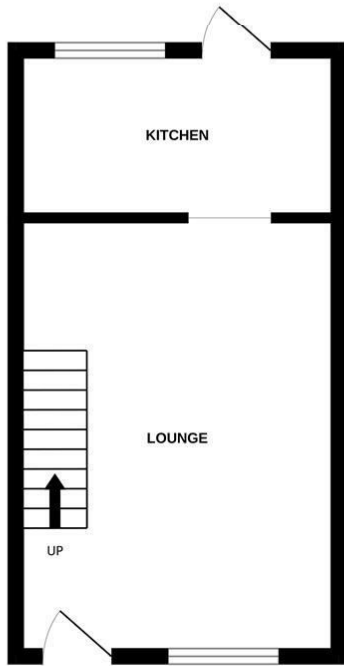
#### Garden



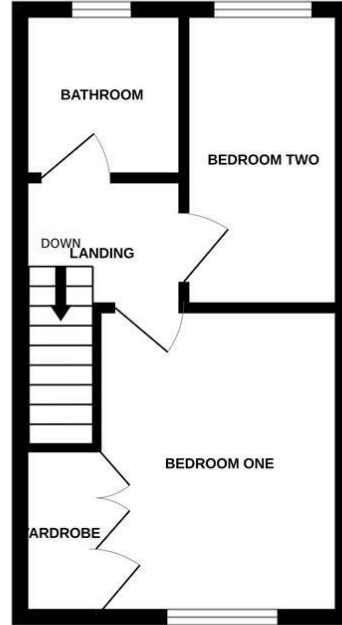
Allocated Parking Space

# Floor Plan

GROUND FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.

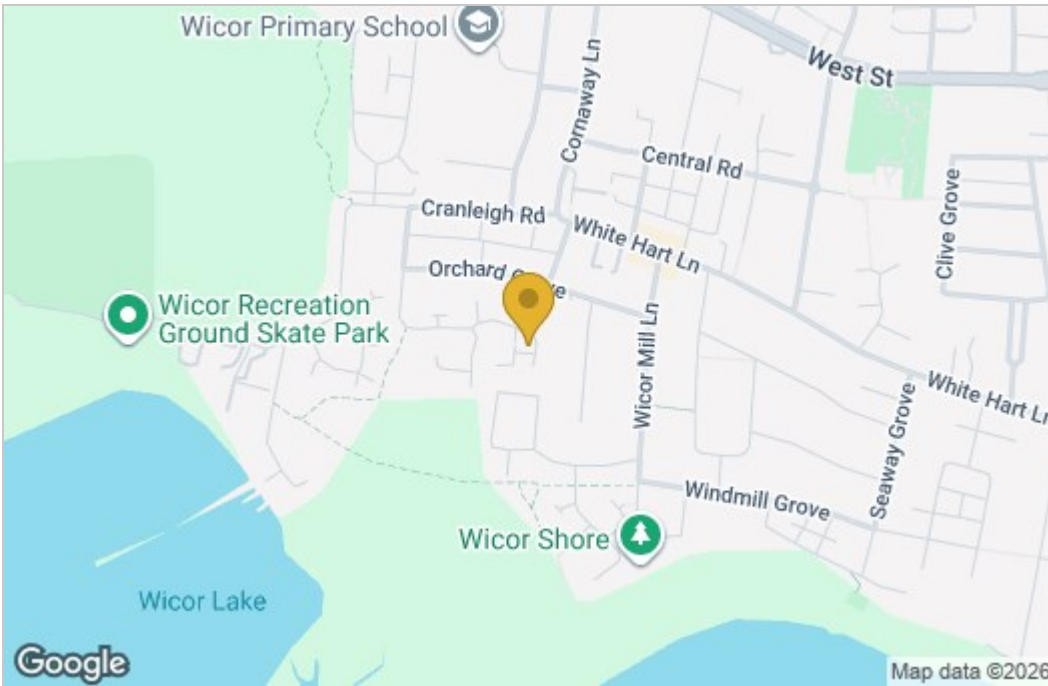


TWO BEDROOM MID TERRACE

TOTAL FLOOR AREA : 504 sq.ft. (46.8 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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# Area Map



# Energy Efficiency Graph

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>			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.