

## OFFERS IN EXCESS OF £435,000

THE CROSSWAY, PORTCHESTER, PO16 8PB



- Three Bedrooms
- Entrance Lobby
- Lounge Area
- Open Plan Fitted Kitchen/Diner
- Separate Utility Room
- Ground Floor Shower Room
- First Floor Modern Bathroom
- En-Suite Shower Room
- Gas Central Heating & Zoned Under Floor Heating
- Double Glazed Windows
- Off Street Parking
- Enclosed South Facing Garden

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

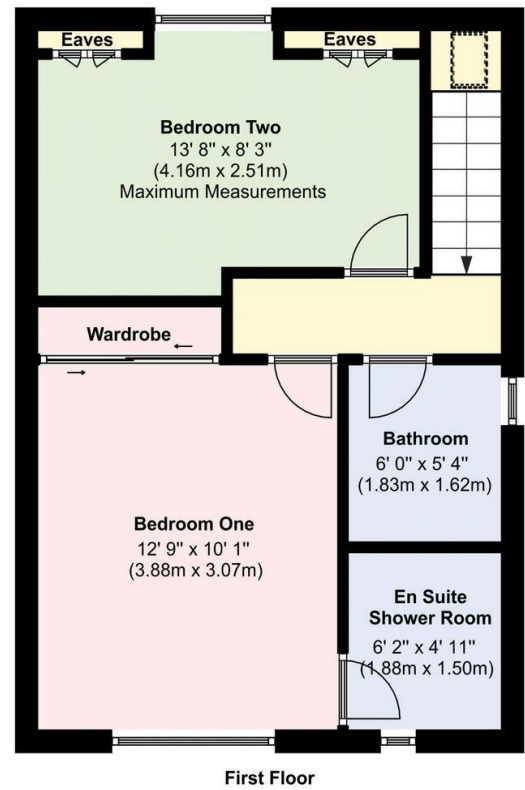
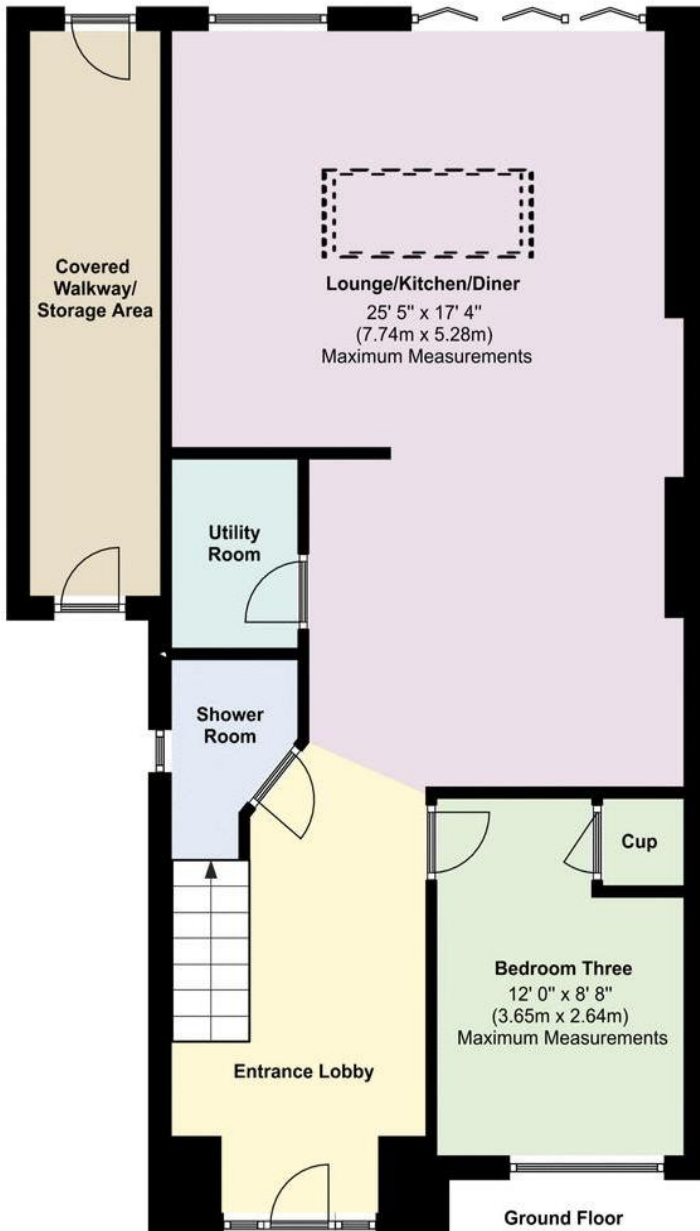
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2587

Council Tax Band: D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Floor Plans (For illustrative purposes and not drawn exactly to scale)



**Portchester Office**

92 West Street Portchester Hampshire PO16 9UQ  
 Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk  
 www.fenwicks-estates.co.uk



## The Accommodation Comprises:-

Part double glazed composite front door with matching side panels leading to

## Entrance Lobby:-

Oak stairs with glass balustrade leading to first floor, LVT flooring with zoned underfloor heating, smoke detector and flat ceiling with spotlighting inset. Walkway to:



## Lounge/Kitchen/Diner:-

25' 5" x 17' 4" (7.74m x 5.28m) Maximum Measurements



## Kitchen/Dining Area:-

UPVC double glazed window overlooking the garden with Galaxy marble sill, fitted range of modern base and eye level soft close units incorporating corner carousel section, Galaxy granite worktops with matching upstands, resin sink unit with mixer tap, built-in AEG oven and microwave above, induction hob with splashback and extractor canopy above, integrated dishwasher, built-in wine fridge, space and plumbing for American style fridge/freezer, space for table and chairs, continuation of LVT flooring with zoned underfloor heating, flat ceiling with spotlighting inset, feature ceiling lantern with up lighting and bi-folding doors accessing the rear garden.



## Lounge Area:-

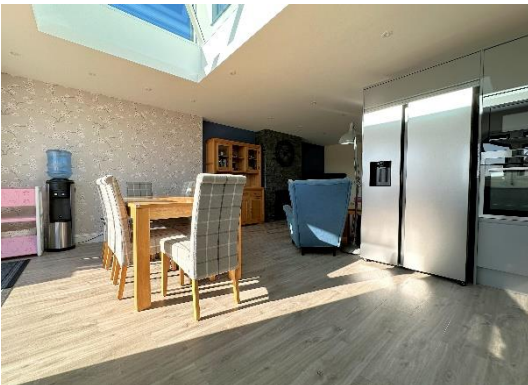
Feature slate clad chimney breast, TV aerial point, continuation of LVT flooring with zoned underfloor heating and flat ceiling with spotlighting inset.

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



**Utility Room:-**  
6' 4" x 4' 5" (1.93m x 1.35m)

Eye level soft close storage cupboards, further matching cupboard housing gas central heating boiler, granite worktop with matching upstands, space and plumbing for washing machine, space for tumble dryer and flat ceiling with spotlighting inset.

**Bedroom Three:-**  
12' 0" x 8' 8" (3.65m x 2.64m) Maximum Measurements

UPVC double glazed window to front elevation, LVT flooring with zoned underfloor heating, built-in airing cupboard and flat ceiling with spotlighting inset.



**Downstairs Shower Room:-**  
8' 5" x 4' 5" (2.56m x 1.35m)

Opaque UPVC double glazed window to side elevation, modern suite comprising: tiled double width shower cubicle with Esteem shower, WC with tiled concealed cistern and shelf above, wash hand basin inset vanity unit with mixer tap and tiled splashback, LVT flooring with zoned underfloor heating, extractor and flat ceiling with spotlighting inset.



**First Floor Landing:-**

Double glazed Velux window to front elevation, smoke detector and flat and sloping ceiling with spotlighting inset. Oak doors to:

**Portchester Office**

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



## Bedroom One:-

12' 9" x 10' 1" (3.88m x 3.07m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, sliding doors to built-in wardrobe, TV aerial point, smoke detector and flat ceiling with spotlighting inset. Oak door to:



## En Suite Shower Room:-

6' 2" x 4' 11" (1.88m x 1.50m)

Opaque UPVC double glazed window to rear elevation, modern suite comprising: double width shower with rainwater shower and hand held shower attachment, WC with concealed cistern, shelf above, and adjoining wash hand basin inset vanity unit with mixer tap, part tiled walls, chrome heated towel rail, LVT flooring, extractor and flat ceiling with spotlighting inset.



## Bedroom Two:-

13' 8" x 8' 3" (4.16m x 2.51m) Maximum Measurements

UPVC double glazed windows to front elevation, flat and part sloping ceiling with spotlighting inset, radiator, smoke detector and eaves storage.



## Bathroom:-

6' 0" x 5' 4" (1.83m x 1.62m)

Opaque UPVC double glazed window to side elevation, modern white suite comprising, panelled bath with mixer tap and hand held shower attachment, wash hand basin inset vanity unit with mixer tap and tiled splashback, WC with concealed cistern, part tiled walls, chrome heated towel rail, LVT flooring, extractor and flat ceiling with spotlighting inset.

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



## Outside:-

Block paved and shingle off street parking, brick retaining wall, outside lighting, wooden gate leads to inner courtyard with water tap and ideal for bin storage. UPVC double glazed door leads to the cavity constructed covered walkway/storage area with power connected and further UPVC double glazed door to:



## Rear Garden:-

South facing, enclosed, Sandstone patio with space for table and chairs ideal for socialising and entertaining purposes, remainder laid to lawn, further water tap, outside power sockets and lighting.



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)



**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

