



**£390,000**  
Freehold

**12 Castilian Way, Whiteley**  
Fareham, Hampshire PO15 7NR



## Quick View



4 Bedrooms



Garage



2 Living Rooms



2 Bathrooms



Town House



EPC Rating C



Parking



Council Tax Band D

## Reasons to View

- Act fast, this chain free home is arguably the best 4 bed town house style, and the best position in the street – Plus it's priced competitively for a no-nonsense sale.
- With a garage with power that's over 20', and a pitched roof, there's loads of space for your bikes and paddleboards, plus the ability to add an electric car charger too!
- With versatile living across three floors, and a conservatory providing additional living space there's loads of room to grow.
- Giving you the best of both worlds; located off the Botley Road, it's just a 15 min walk to Swanwick Train Station, or a mile leisurely stroll for the shops and restaurants at Whitely Village.
- There's a toilet on each floor, an ensuite and a family bathroom, so no queues in the morning here.
- If your children are already attending Brookfield School, it's walking distance for them, and it's in catchment for Whiteley Primary, which is just over a 5 min walk – the mornings will be a breeze.

## Description

Offered with vacant possession, and priced competitively for a no-nonsense sale, this grand Town House overlooks woodland, so you can start every day with a smile on your face when you open the blinds and let the day shine in.

Situated on the corner and slightly elevated with the undulations of the estate, you will feel like King of the Castle here when you look out from the top floor!

Decorated neutrally throughout, you have a blank canvass to add your own touch. Light, bright and airy, the property has smooth ceilings, TV ariel points in most rooms, and chrome door handles for a crisp modern look throughout.

The front door leads to the hall, which has a storage cupboard and a WC with a white suite. Wooden-style flooring flows from the hall into the sitting room for a neat look.

The kitchen breakfast room looks over the wooded frontage and is designed to provide space for you to sit at a table and enjoy your morning coffee looking out of the window to watch the wildlife. Light wood units provide space for a fridge/freezer, and there's an integrated washer/dryer, dishwasher and an electric oven, gas hob and extractor. The 'Ideal' combination boiler has been replaced in recent years.

The lounge/diner is a generous square space with a pretty box bay and French doors to the conservatory which has a tiled floor, and double doors to the garden.

On the first floor, a large double and single bedroom share the main bathroom which is fitted with a tidy white suite with neat tiling and a shower over the bath. The second floor has the main bedroom which has sturdy mirror fronted wardrobes that run wall to wall – loads of space for all the seasons! The ensuite boasts a double shower. Another double is on this floor and has a small amount of loft space.

Outside, the garden is laid mainly to lawn and has rear gate access to the drive and 20' garage!

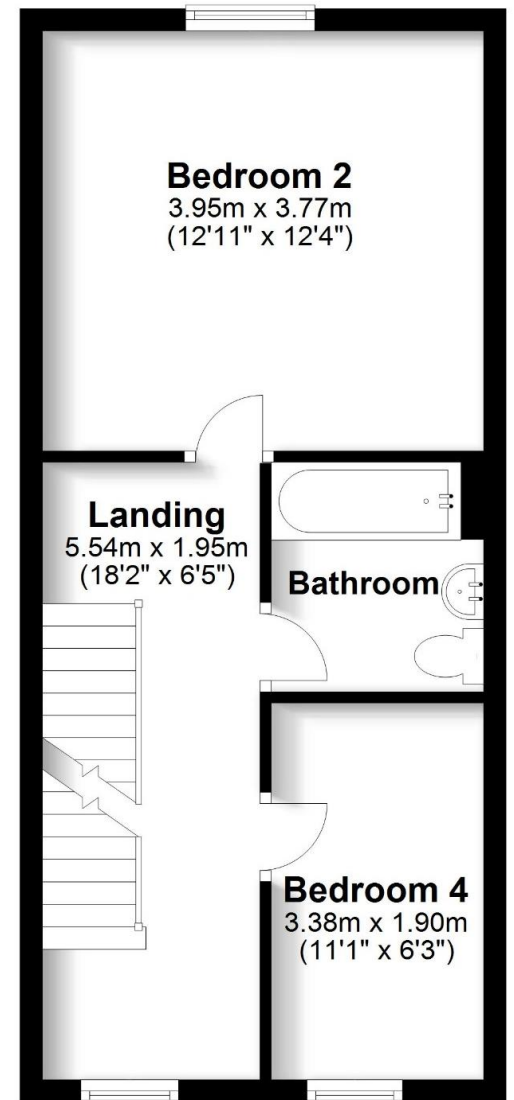
Please take a peek at our online video to see more details and arrange a viewing if you like what you see - and don't want to miss out!

## Directions

<https://what3words.com/stump.mingles.solve>

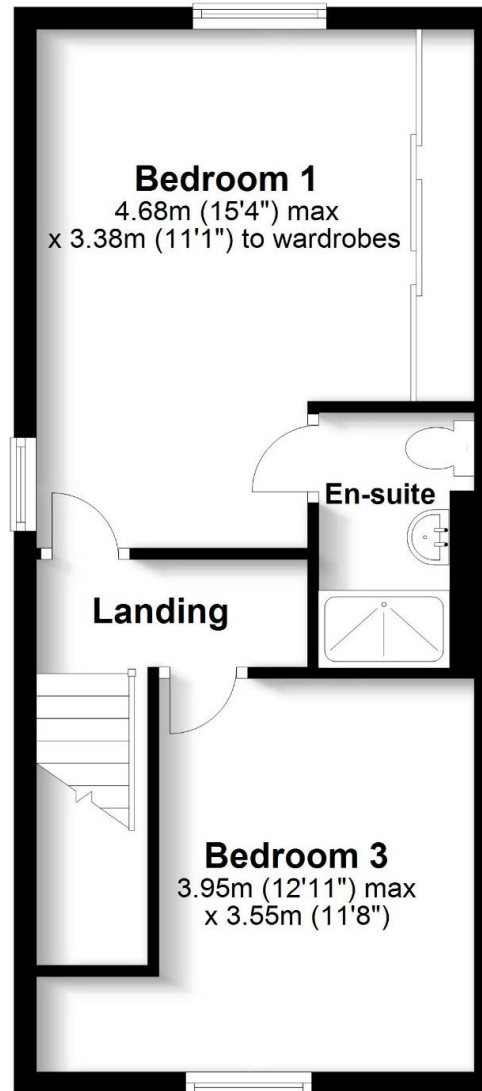
## First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



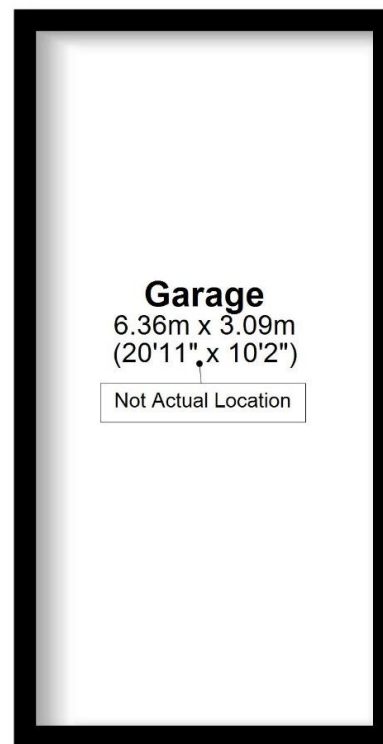
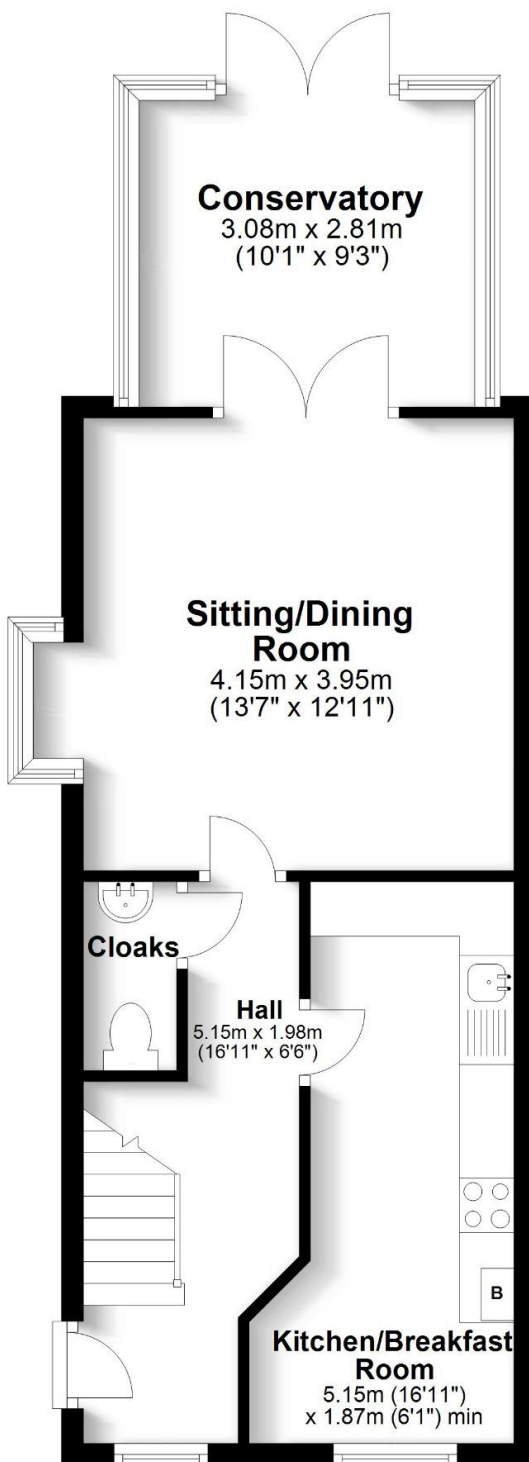
## Second Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



## Ground Floor

Main area: approx. 46.6 sq. metres (501.1 sq. feet)  
Plus garages, approx. 19.7 sq. metres (211.7 sq. feet)



Main area: Approx. 118.8 sq. metres (1278.7 sq. feet)

Plus garages, approx. 19.7 sq. metres (211.7 sq. feet)

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