



**NESBITT & SONS**  
ESTATE AGENTS



## 64 Cranleigh Road, Fareham, PO16 9DN

### Offers in excess of £400,000

Nestled in the desirable area of Cranleigh Road, Portchester, this charming end terrace house presents a wonderful opportunity for those seeking a family home with great potential. Boasting two spacious reception rooms, this property offers ample space for both relaxation and entertaining. With three well-proportioned bedrooms, it is ideal for families or those looking to create a comfortable living environment.

The house features a single bathroom, catering to the needs of modern living. One of the standout attributes of this property is its rarely available corner plot location, providing a sense of privacy and space that is often hard to find. The generous parking area accommodates up to four vehicles, ensuring convenience for residents and guests alike.

For those with a vision, there is significant potential to extend the property at both the side and rear, allowing for further enhancement to suit your personal needs. The superb enclosed south-facing garden is a true highlight, offering a perfect outdoor retreat for relaxation, gardening, or entertaining during the warmer months.

Situated just a short walk away from the shoreline, this home not only provides a peaceful residential setting but also easy access to the beautiful coastal scenery. While the property is in need of some updating, it presents a fantastic opportunity to create a bespoke living space tailored to your tastes. This is a rare find in a sought-after location, making it a must-see for prospective buyers.

Entrance Hallway



Lounge/Diner 28'11 into bay x 12'9 max (8.81m into bay x 3.89m max)



Kitchen 11'5 x 7'11 (3.48m x 2.41m)



Conservatory 14'9 x 10'11 (4.50m x 3.33m)



Landing



Loft Room 12'11 x 11'7 (3.94m x 3.53m)



Bedroom One 15'0 x 12'5 (4.57m x 3.78m)



Bedroom Two 13'11 into bay x 10'9 (4.24m into bay x 3.28m)



Garden



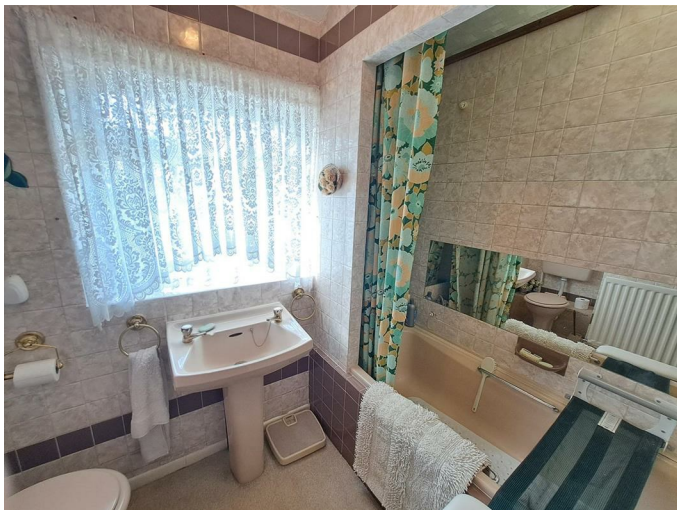
Gargage 19'5 x 10'4 (5.92m x 3.15m)

Greenhouse

Bedroom Three 8'4 x 7'9 (2.54m x 2.36m)



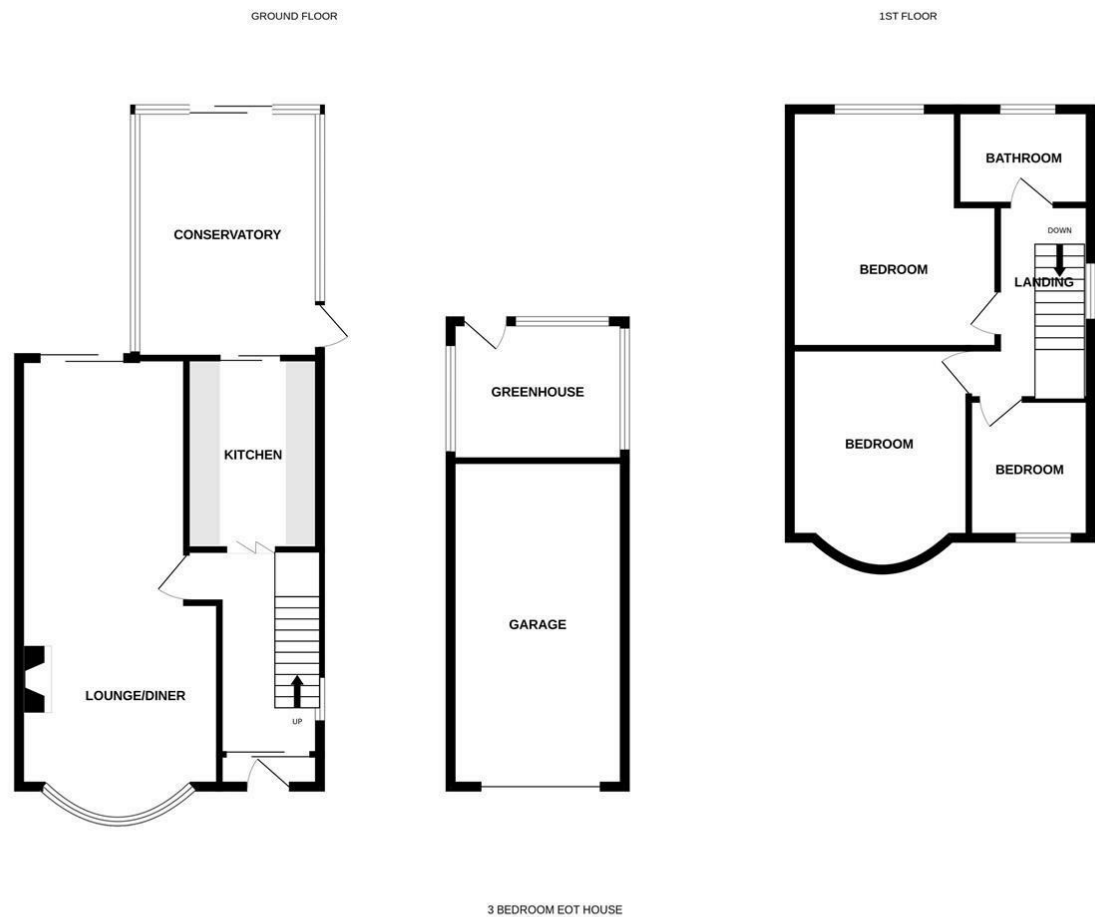
Bathroom 7'11 x 5'1 (2.41m x 1.55m)



Outside

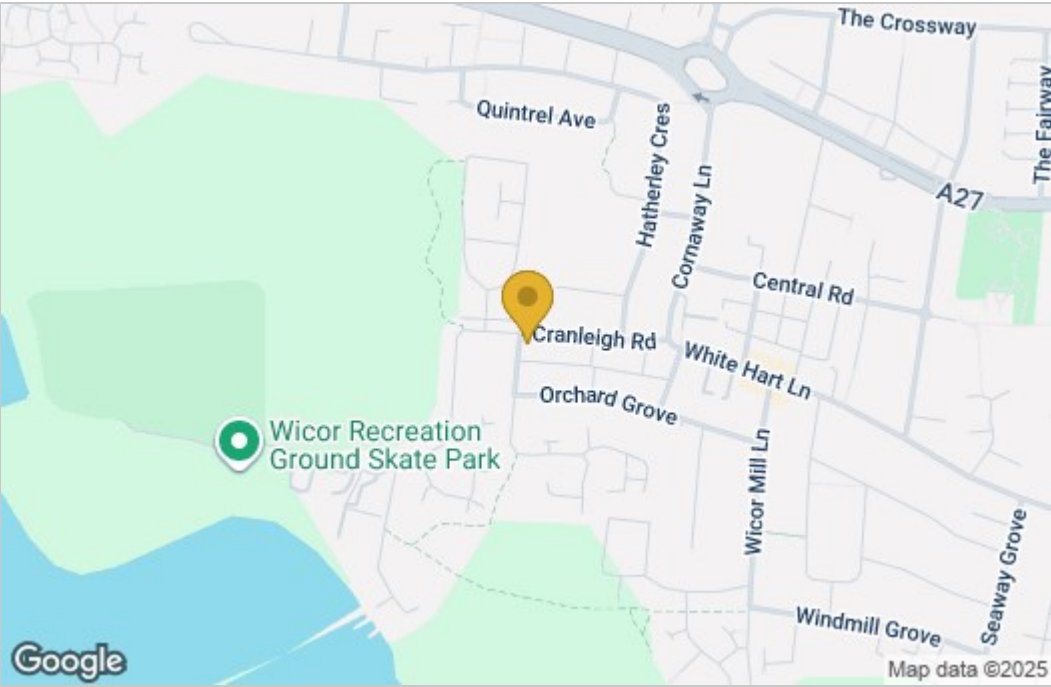
Driveway

Floor Plan

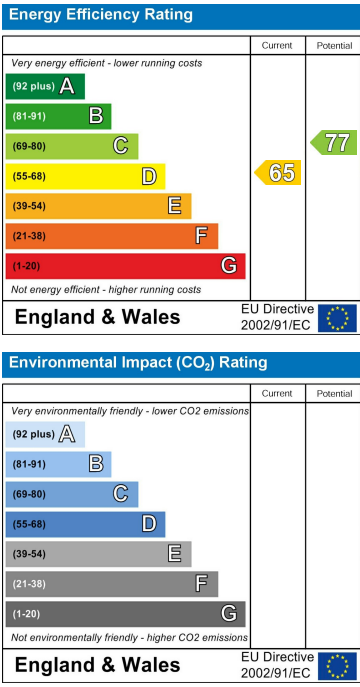


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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