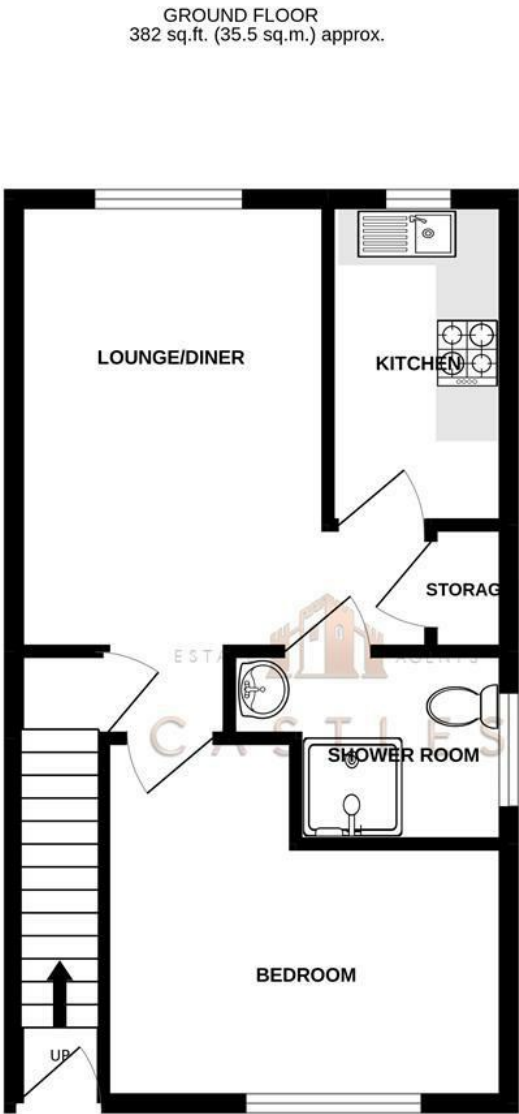
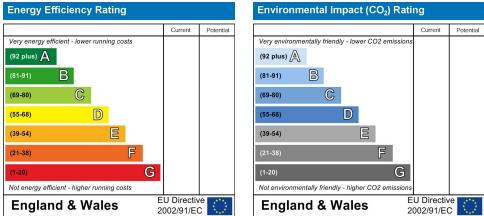


Floor Plan



TOTAL FLOOR AREA : 382 sq.ft. (35.5 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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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.



9 Hawkwell  
Fareham, PO16 8BA

We are pleased to welcome to the market this well presented one bedroom first floor flat with private garden and off road parking for two cars in the popular location of Hawkwell, which is situated between Portchester and Fareham.

The internal accommodation comprises of an entrance via its own personal front door, entrance hall with stairs rising to the first floor landing, living room, kitchen, modern refitted shower room and a double bedroom.

Externally there is two allocated parking spaces to the front of the property along with private garden space and a storage cupboard located next to the front door.

The lease has been extended so now currently has 149 years remaining.

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

Offers over £170,000

DIRECTORS

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9 Hawkwell  
Fareham, PO16 8BA



- FIRST FLOOR FLAT
- PARKING FOR 2 X CARS
- QUIET CUL-DE-SAC LOCATION
- MODERN SHOWER ROOM
- DOUBLE BEDROOM
- PRIVATE ENTRANCE
- PRIVATE GARDEN
- LONG LEASE
- MODERN KITCHEN
- IDEAL FIRST TIME BUY

**LOUNGE/DINER**  
16'4" x 9'2" (5.0 x 2.8)

**KITCHEN**  
9'6" x 5'2" (2.9 x 1.6)

**SHOWER ROOM**  
5'6" x 8'2" (1.7 x 2.5)

**BEDROOM**  
10'2" x 11'9" x 7'6" (3.1 x 3.6 x 2.3)

**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.

**Anti Money Laundering**  
Castles Estate Agents have a legal obligation to complete anti-money

laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

