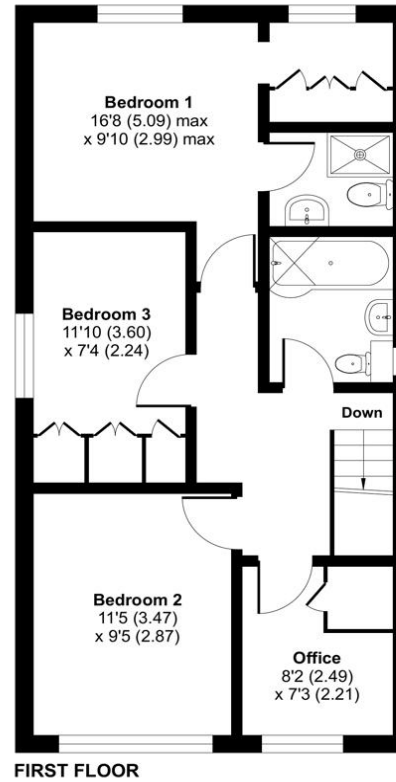
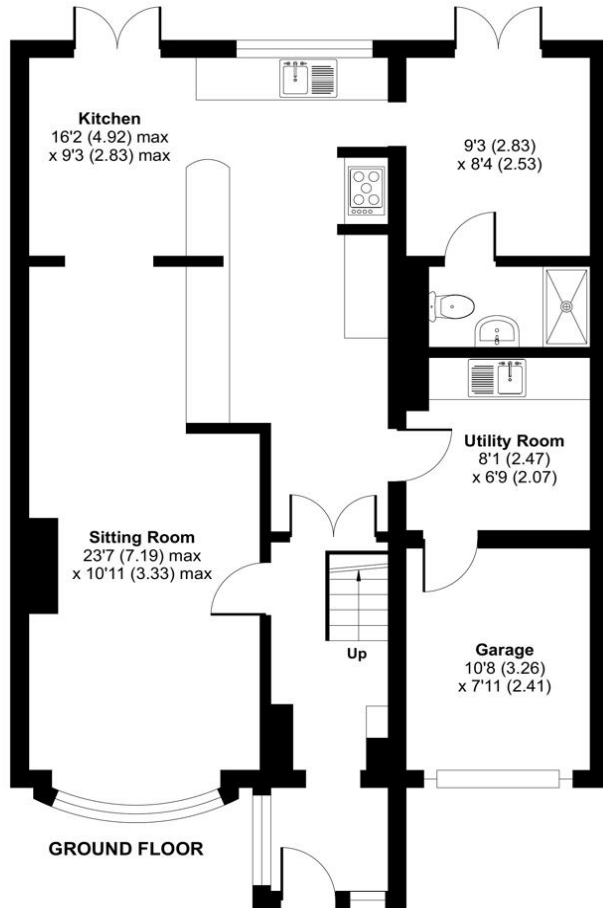


SPECIFICATION

• Four bedroom house • Beautifully presented • Modern kitchen • Garage • Well-kept garden • Driveway

ACCOMMODATION

Stunning four bedroom family home with driveway parking, garage, modern and beautifully decorated throughout, open plan kitchen and dining area in excellent decorative order, spacious living room with double doors opening out onto the garden. Upon entering the property, there is a spacious open hallway. To the left of this is the lounge, which is large and in excellent decorative order. The kitchen and dining area are also brilliantly finished and lend themselves perfectly to family living. Upstairs, the master bedroom is particularly impressive and benefits from an en-suite shower room. Bedroom two is also a generously proportioned double. The family bathroom is in immaculate condition, and benefits from a shower over bath. The garden has been very well maintained, and offers a patio and lawn. The property also benefits from a single garage, driveway parking, gas central heating, and is available from August 2025.



Approximate Area = 1324 sq ft / 123 sq m
Garage = 86 sq ft / 7.9 sq m
Total = 1410 sq ft / 130.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1256902



SITUATION

Park Gate is a locality in the Borough of Fareham in Hampshire, England. It merges into Locks Heath to the south, Segensworth to the east and Sarisbury to the west. Within the area are two churches, Duncan Road Church and St Margaret Mary R.C, a primary school and a police station. It is located to the south of Swanwick railway station.

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band E
Minimum Term 12 Months

£2,250 PER MONTH

Security Deposit £2,596.15 (based on advertised rental price)
Holding Deposit £519.23 (based on advertised rental price)



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