

# Sissinghurst Road

Fareham | Hampshire | PO16 9YB



Guide Price: £350,000

**Chapplins**  
A family business



## A family business

### Overview

- Three bedroom detached house
- Detached Garage
- Drive way parking for multiple vehicles
- Recently refurbished
- Kitchen/diner
- Sun Room
- Newly fitted En-suite shower room to master bedroom
- Downstairs WC/utility room



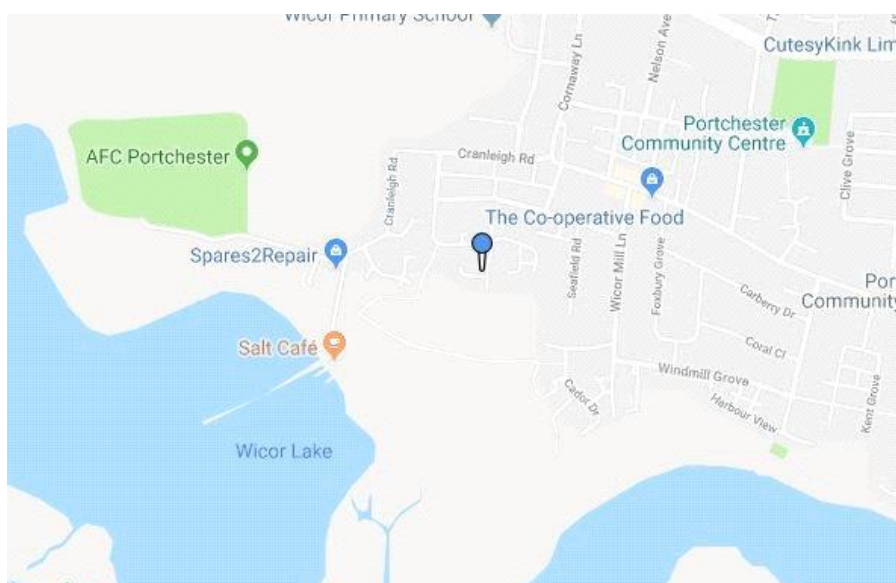
***GUIDE PRICE £350,000 to £360,000 - Chapplins are proud to present this fantastic 3 bedroom detached house. The property has been RECENTLY REFURBISHED and boasts newly fitted bathrooms, detached garage, lounge, kitchen/diner, sun room, front and rear gardens and off street parking for***



The property has been extended to the rear and boasts two reception rooms plus a kitchen/diner and downstairs WC/utility room. The property is situated in a generous wrap around plot and must be viewed to be appreciated!



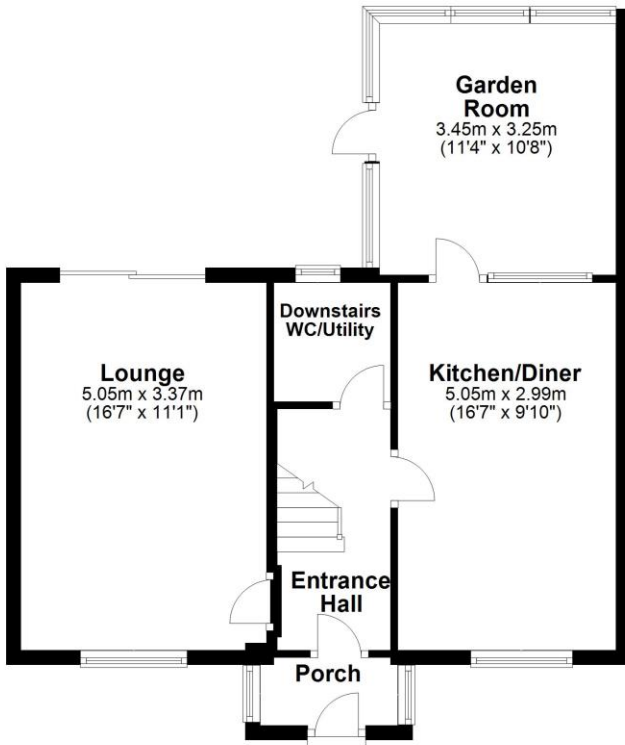
Dropped kerb leads to off street drive way parking, detached garage with up and over door, front garden and many mature shrubs and trees with side access to rear through wooden gate. The rear garden is mainly paved with raised beds and a walled boundary.



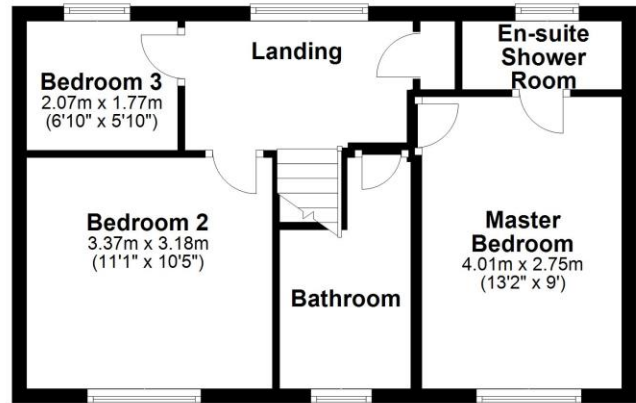
## Directions

From our office in Fareham proceed along the A27 towards Portchester and at the second roundabout turn right in Cornaway Lane. Take the 2nd right into Cranleigh Road, left into Orchard Grove and follow the road into Sissinghurst Road and the property can be found on the right hand side as indicated by our for sale board.

### Ground Floor



### First Floor



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

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This floor plan is provided for the visible guidance to prospective purchasers and is not designed to scale.

Please be aware that due to an update to the Money Laundering Regulations 2007 we are now required to carry out ID checks for all purchasers and we ask that this is made available to us at the point of offer.

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRS) / VENDOR QUESTIONNAIRE.**  
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability, the vendor questionnaire (which is available at our office) and make an appointment to view before travelling to see a property.