

YOUR LOCAL INDEPENDENT ESTATE AGENCY  
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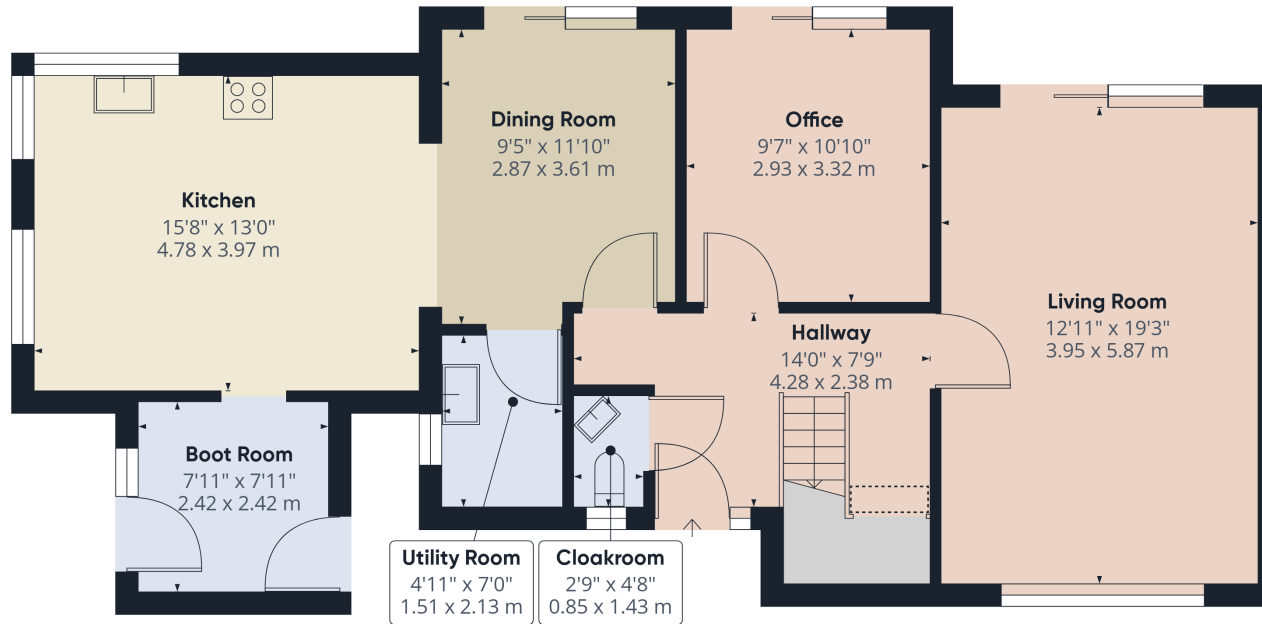
VIEWINGS AVAILABLE 7 DAYS A WEEK  
TEL: 02380 404055

**NEWGATE LANE  
FAREHAM  
PO14 1BL**



**ATTRACTIVE, DETACHED FOUR BEDROOM HOUSE WITH OFF ROAD PARKING, REAR GARDEN AND GARAGE WITH STORAGE AREA. IN CLOSE PROXIMITY TO LOCAL AMENITIES AND APPROXIMATELY 10 MINUTES FROM LEE-ON-SOLENT BEACHFRONT BY CAR.**

**£495,000 Freehold**



**Approximate total area<sup>(1)</sup>**

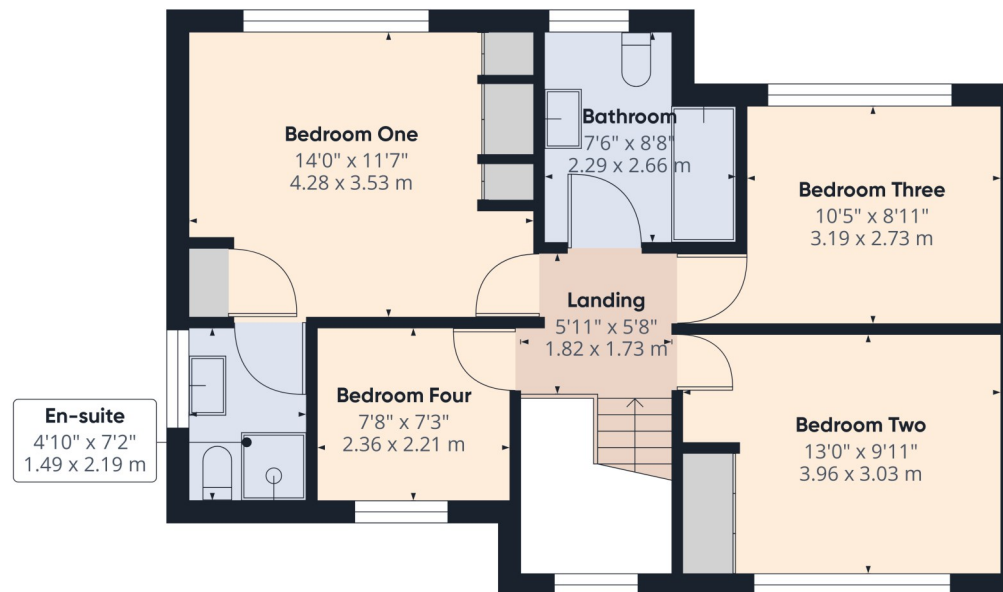
1500 ft<sup>2</sup>

139.4 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>

0.3 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)



### Ground Floor

Upon entering the property, you are greeted by the hallway with doors to principal room and stairs rising to the first floor.

The well-proportioned living room offers a window to the front elevation and sliding patio doors to the rear.

The kitchen comprises a comprehensive range of matching wall and floor mounted units with a worksurface over. There is a built-in electric oven and a four-ring gas hob with an extractor hood over. An opening leads into the boot room which offers appliance space, storage and two external doors leading outside.

The dining room may be accessed from the hallway or the kitchen and offers sliding patio doors onto a patio at the rear of the property. A door from the dining room opens into the utility room, offering both storage and appliance space.

A further reception room, currently used as an office, is a lovely versatile space which would make a lovely playroom or snug, depending upon your requirements. Sliding patio doors open out onto the patio at the rear of the dwelling.

The ground floor accommodation is completed by cloakroom comprising a WC and wash hand basin.

### First Floor

Ascending to the first floor, the landing offers doors to principal rooms.

Bedroom one is a well-proportioned double room with a rear elevation window and fitted wardrobes. This bedroom boasts the added convenience of an en-suite comprising a shower, wash hand basin and a WC.

Bedroom two is another good-sized double room offering a front elevation window and fitted furniture.

Bedroom three, a further double room, presents a rear elevation window and fitted wardrobes with overhead lockers.

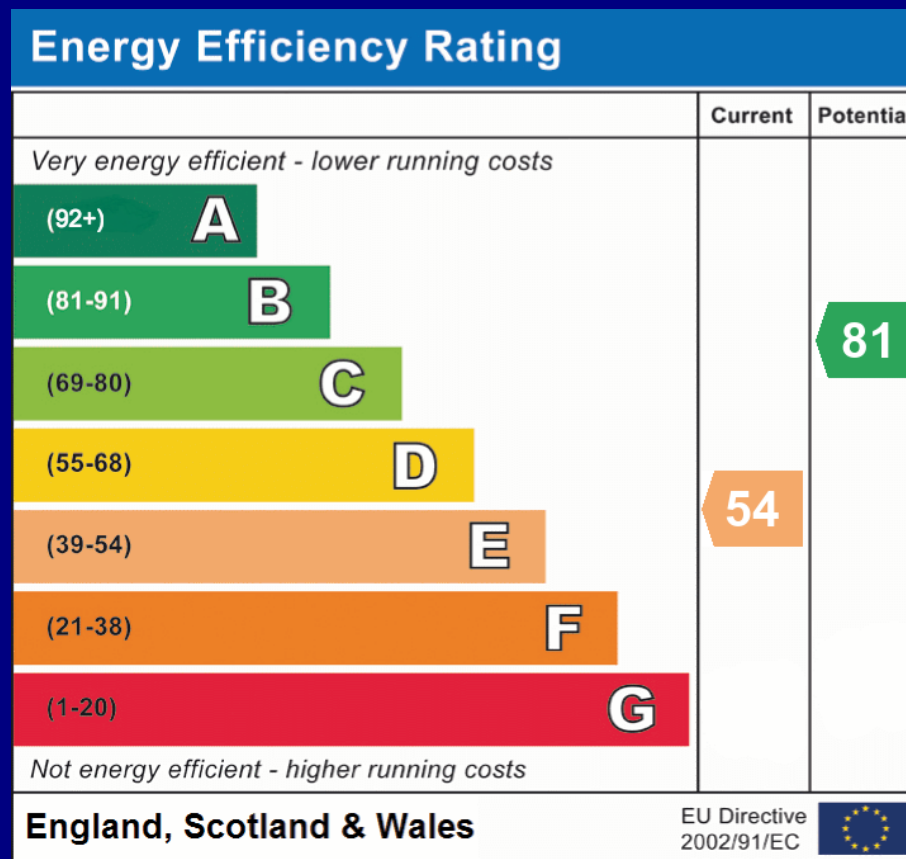
Bedroom four offers a front elevation window and a fitted wardrobe and overbed storage.

The bathroom comprises a panel enclosed bath with a shower over, a wash hand basin and a WC.

### Outside

To the front of the property is a gravel driveway offering off road parking for multiple vehicles. There is a garage which has been converted into storage areas. The rear garden has a small patio area, some shrubs and area of lawn (exact area of garden will be discussed during the viewing).





**COUNCIL TAX BAND E - Fareham Borough Council. Charges for 2025/26 £2,645.56.**  
**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us on 02380 404055.**  
**Services: Mains electric, gas, water and private septic tank for drainage.**



Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)

1 & 2 Brooklyn Cottages,  
 Portsmouth Road,  
 Southampton,



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