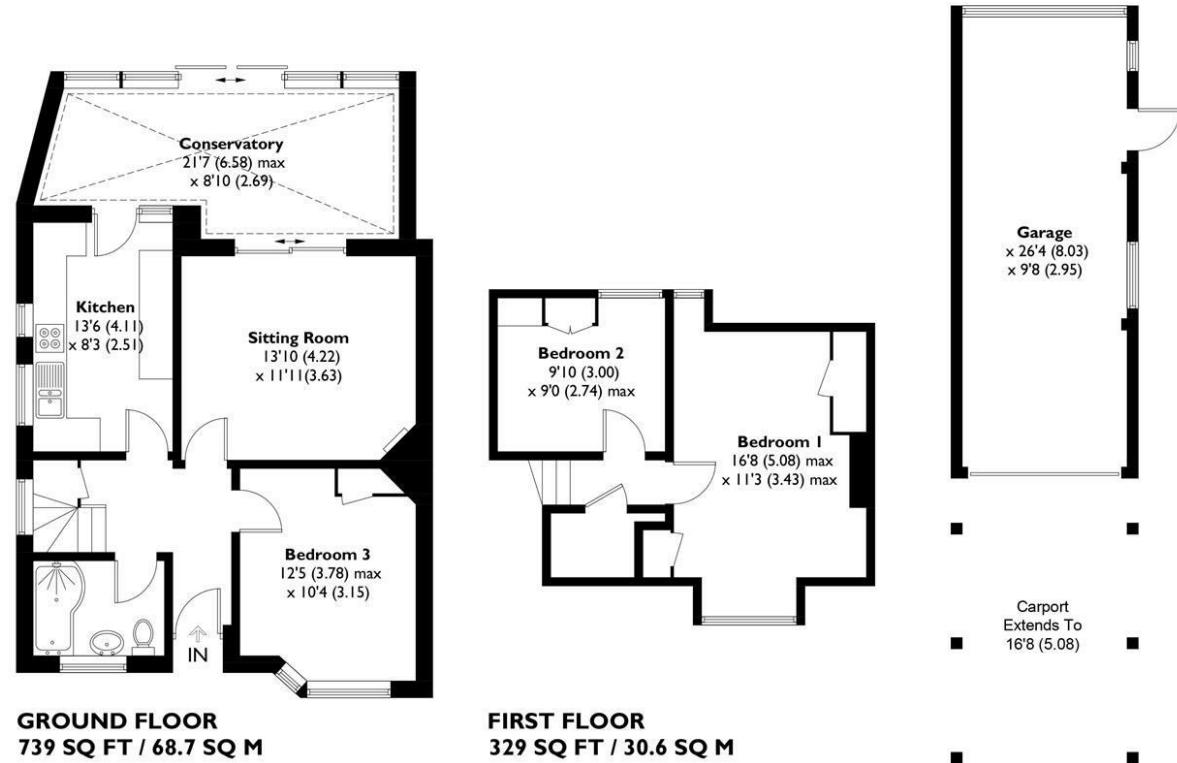


Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 1068 SQ FT / 99.3 SQ M
GARAGE = 255 SQ FT / 23.7 SQ M
TOTAL = 1323 SQ FT / 123.0 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1078932)
Produced for Castles Estate Agents



43 Carlton Road
Fareham, PO16 8JJ

We are pleased to welcome to the market this semi detached chalet bungalow with garage located on Carlton Road, Portchester.

The property is well presented throughout and benefits from incredible solent views.

The ground floor consists of a lounge room, kitchen, large conservatory, family bathroom and a large bedroom or further reception room depending on how you wish to use it.

Moving upstairs there are a further two bedrooms with built in storage.

Externally there is a shared driveway to the side leading to the garage. There are front and rear gardens and the rear is a generous size and South facing so plenty of sunshine throughout the day.

The onward chain is complete as the seller has found an empty property to buy via Castles.

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

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK
GARY@CASTLESESTATES.CO.UK
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Offers in excess of £400,000

43 Carlton Road

Fareham, PO16 8JJ



- SEMI DETACHED BUNGALOW
- GARAGE & OFF ROAD PARKING
- SOUTH FACING GARDEN
- SOLENT VIEWS
- THREE BEDROOMS
- LARGE REAR CONSERVATORY

SITTING ROOM
13'9" x 11'9" (4.2 x 3.6)

KITCHEN
13'5" x 8'2" (4.1 x 2.5)

BATHROOM

CONSERVATORY
21'3" x 8'6" (6.5 x 2.6)

BEDROOM ONE
16'4" x 11'1" (5.0 x 3.4)

BEDROOM TWO
9'10" x 8'10" (3.0 x 2.7)

BEDROOM THREE
12'1" x 10'2" (3.7 x 3.1)

GARAGE
26'2" x 9'6" (8.0 x 2.9)

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 via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed.

