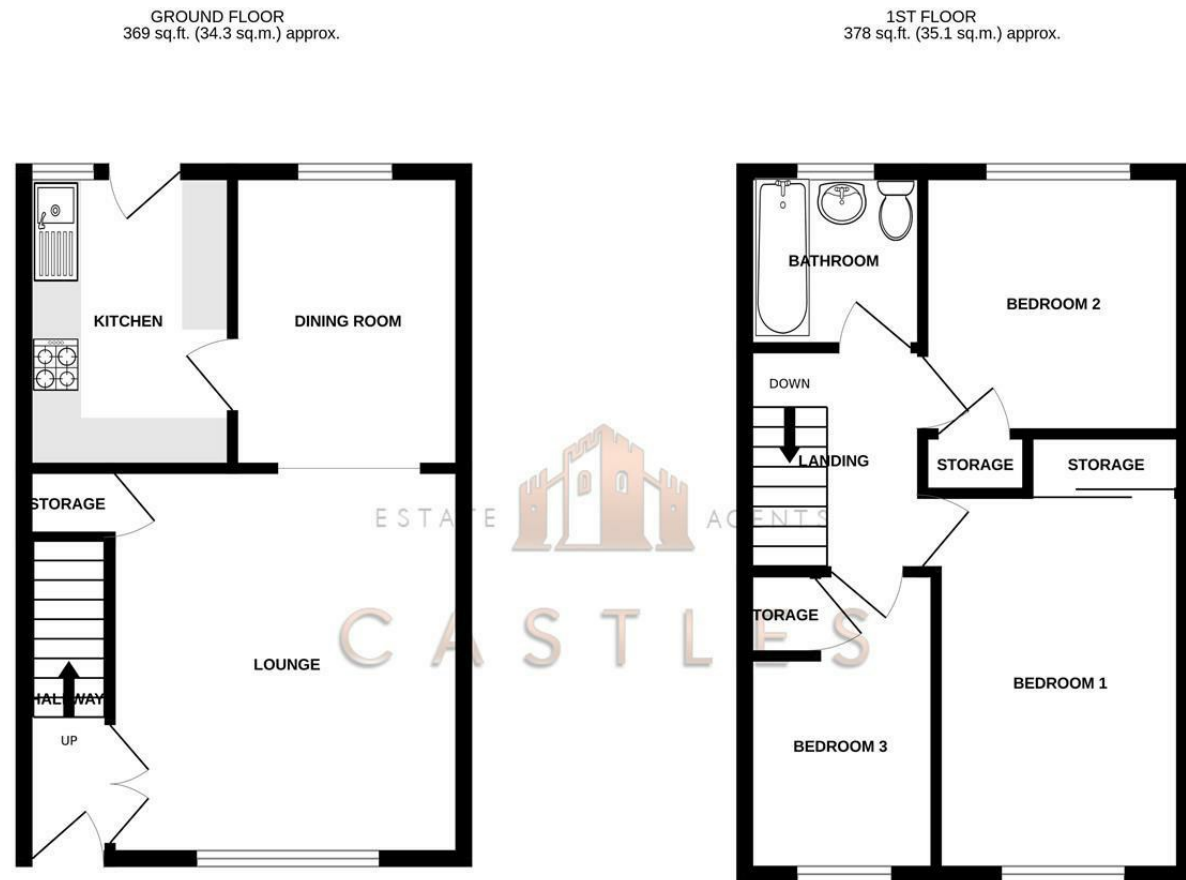


Floor Plan



TOTAL FLOOR AREA: 747 sq.ft. (69.4 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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**92 Dore Avenue**  
Fareham, PO16 8DW

We are pleased to welcome to the market this charming three-bedroom house located on Dore Avenue in the sought-after area of Portchester, Fareham.

This property boasts a delightful sea view from the first bedroom, offering a tranquil and picturesque setting to wake up to each morning.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. This opens into the dining room with access from there into the kitchen. The house features three well-proportioned bedrooms, providing ample space for a growing family or those in need of a home office.

One of the standout features of this property is the garage to the rear, offering convenient parking or additional storage space. With no forward chain, the process of making this house your home is made even smoother.

Situated in a popular location, this house not only offers comfort and practicality but also close proximity to local shops and transport links. Don't miss out on the chance to own this lovely home with its unique sea views and desirable features. Contact us today to arrange a viewing and make this property your own.

**Offers over £275,000**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) A		(20-24) A	
(81-91) B		(25-29) B	
(69-80) C		(30-34) C	
(55-68) D		(35-39) D	
(39-54) E		(40-44) E	
(21-38) F		(45-49) F	
(1-20) G		(50-54) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>85</b>		<b>69</b>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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# 92 Dore Avenue

Fareham, PO16 8DW



- THREE BEDROOM HOUSE
- DINING AREA
- DOUBLE GLAZING & GAS CENTRAL HEATING
- IDEAL FIRST TIME BUY
- SOLENT VIEWS
- FITTED KITCHEN
- GARAGE
- NO FORWARD CHAIN

**LOUNGE**  
12'4" x 13'7" (3.76 x 4.16)

**DINING ROOM**  
8'0" x 10'4" (2.46 x 3.15)

**KITCHEN**  
7'1" x 10'4" (2.18 x 3.15)

**BATHROOM**  
6'2" x 6'2" (1.88 x 1.90)

**BEDROOM 1**  
8'7" x 13'3" (2.64 x 4.06)

**BEDROOM 2**  
9'1" x 9'1" (2.79 x 2.79)

**BEDROOM 3**  
6'9" x 10'2" (2.06 x 3.12)

**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.

**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.

**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.

