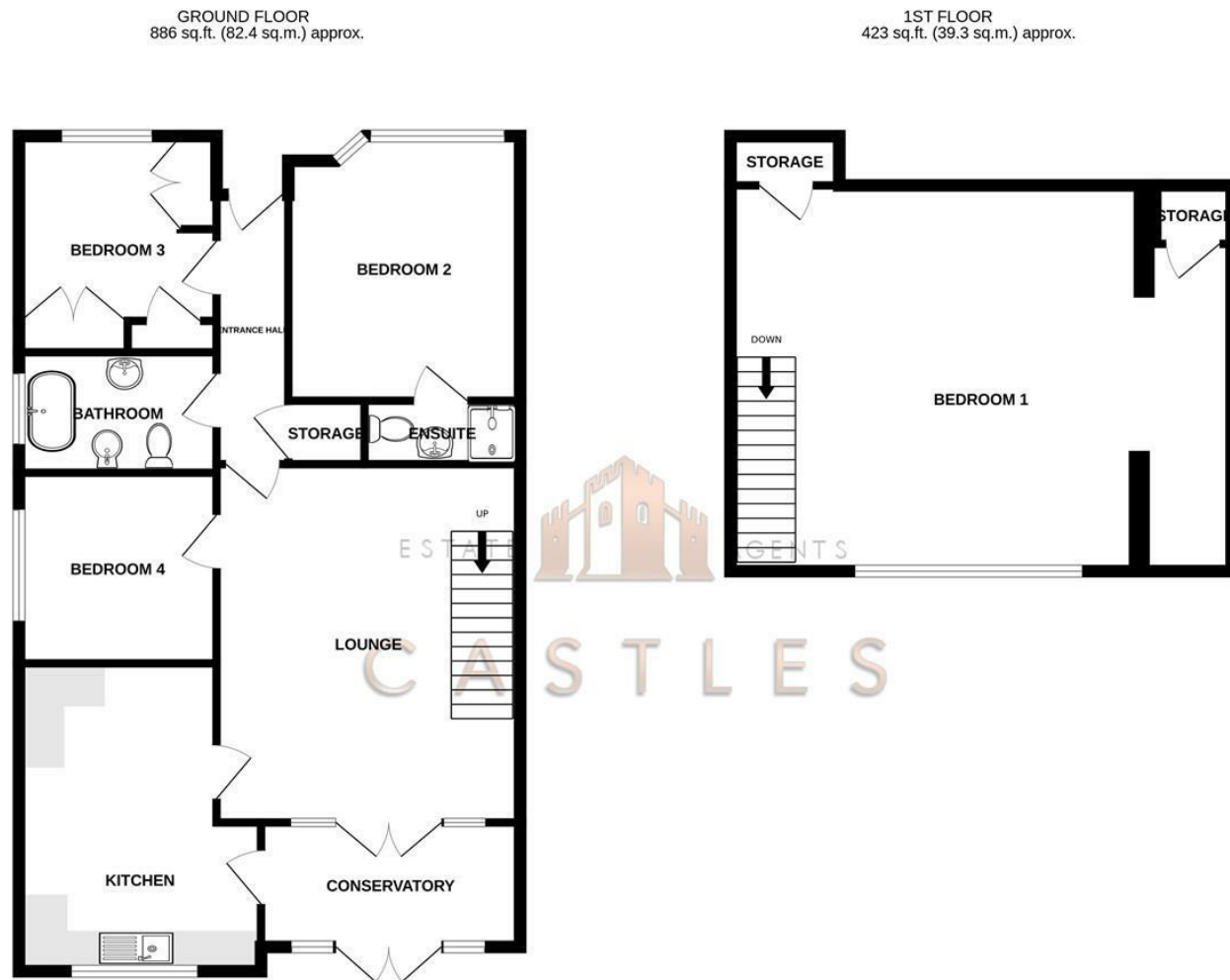


Floor Plan



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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19 Carlton Road
Fareham, PO16 8JW

Welcome to this charming four bedroom semi-detached bungalow located on Carlton Road, Portchester. This property boasts stunning panoramic solent views.

As you step inside, you'll be delighted to find spacious accommodation spread over two floors, offering ample space for all your needs. With four bedrooms and two bathrooms bedrooms, there's plenty of room for a growing family or for hosting guests.

One of the standout features of this property is the absence of any forward chain and a full certified rewire carried out in April 2024.

Don't miss out on the opportunity to own this lovely bungalow with its solent views and generous living space.

Contact us today to arrange a viewing and make this dream property your new home.

Asking price £375,000

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 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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(10-10) C	
(55-68) D		(10-10) D	
(39-54) E		(10-10) E	
(21-38) F		(10-10) F	
(1-20) G		(10-10) 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

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

19 Carlton Road

Fareham, PO16 8JW



- SEMI DETACHED BUNGALOW
- VIEWS ONTO THE SOLENT
- LARGE KITCHEN
- RECENTLY CARPETED THROUGHOUT
- OFF STREET PARKING
- FOUR BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- NO FORWARD CHAIN
- POPULAR LOCATION

LOUNGE

14'1" x 16'8" (4.3 x 5.1)

KITCHEN

9'6" 10'2" (2.9 3.1)

BATHROOM

9'2" x 5'6" (2.8 x 1.7)

Living Room

23'7" x 17'8" (7.2 x 5.4)

BEDROOM 1

10'5" x 11'1" (3.2 x 3.4)

BEDROOM 2

9'2" x 8'6" (2.8 x 2.6)

BEDROOM 3

9'2" x 8'10" (2.8 x 2.7)

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.

