

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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31 Edward Grove
Fareham, PO16 8HZ

We are pleased to welcome to the market this two bedroom chalet bungalow with off road parking and a garage situated on a large corner plot in Edward Grove, Portchester.

The property is well presented throughout and the ground floor consists of a lounge diner, sun room, modern fitted kitchen and bathroom and a double bedroom. The loft has been converted into a primary bedroom with views looking out over the solent.

Externally the rear garden has been landscaped providing paved seating areas. There is access out to the rear driveway and garage. You have the added bonus of a large summer house/bar room in the garden which is perfect for entertaining.

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

Offers over £365,000

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	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(20 plus) A
(81-91) B			(15-20) B
(69-80) C			(10-15) C
(55-68) D			(7-10) D
(39-54) E			(4-6) E
(21-38) F			(1-3) F
(1-20) G			(0) 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

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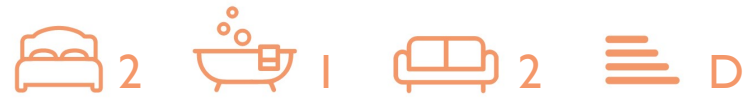


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- TWO BEDROOMS
- GARAGE
- SOLENT VIEWS
- SUMMER HOUSE/BAR
- LARGE CORNER PLOT
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- LANDSCAPED GARDEN

LOUNGE DINER

23'11" x 14'1" (7.3 x 4.3)

KITCHEN

14'9" x 8'10" (4.5 x 2.7)

SUN ROOM

12'1" x 7'6" (3.7 x 2.3)

BATHROOM

8'10" x 5'6" (2.7 x 1.7)

BEDROOM ONE

15'5" x 14'1" (4.7 x 4.3)

BEDROOM TWO

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

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.

