

Floor Plan

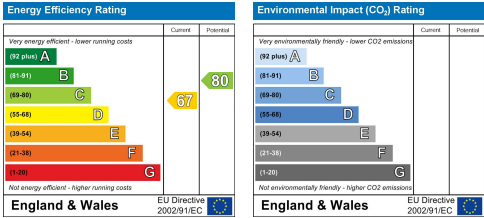


TOTAL FLOOR AREA : 1074 sq.ft. (99.7 sq.m.) approx.

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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## 29 Laverock Lea

### Fareham, PO16 8DA

We are pleased to welcome to the market this three bedroom semi detached chalet bungalow with off road parking and garage in the popular Portchester location of Laverock Lea.

The property is well presented throughout and offers wonderful views over the solent.

The ground floor consists of an entrance hall, reception room to the front which can but utilised as a separate dining room or bedroom three if required. There is a generous size lounge room with doors that open onto the patio. A modern fitted kitchen also opens onto the garden space and a downstairs bathroom, w/c and utility cupboard complete this levels accommodation.

Moving up to the first floor there are two double bedrooms and a modern shower room. The bedroom located at the rear of the property offers up incredible views over the solent.

Externally there is off road parking for multiple vehicles down the side of the property and a garage. The rear garden is very nice, South facing and features paved patio areas, pond, well manicured lawns and a summer house.

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

Offers over £375,000

29 Laverock Lea  
Fareham, PO16 8DA



- THREE BEDROOMS
- OFF ROAD PARKING & GARAGE
- SOLENT VIEWS
- GOOD TRANSPORT LINKS
- TWO BATHROOMS
- SOUTH FACING GARDEN
- PORTCHESTER HILL SLOPES
- CLOSE TO LOCAL SCHOOLS

**LOUNGE**  
10'9" x 16'8" (3.3 x 5.1)

**KITCHEN**  
8'2" x 13'9" (2.5 x 4.2)

**BATHROOM**  
5'6" x 6'2" (1.7 x 1.9)

**DINING ROOM/BEDROOM 3**

**BEDROOM 1**  
11'9" x 10'5" (3.6 x 3.2)

**BEDROOM 2**  
16'0" x 10'9" (4.9 x 3.3)

**SHOWER ROOM**  
6'10" x 5'10" (2.1 x 1.8)

**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 at our cost 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 and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

