#### Floor Plan

## Sandport Grove, Portchester, Fareham, PO16

Lean to /
Conservatory
19/2 (3.14)

Conservatory
19/2 (3.14)

Per identification only - Not to scale

Dining Room
28/1 (7.94)
28/1 (2.94)
28/1 (2.95)
28/2 (2.85)

Ritchen / Dining Room
28/1 (7.94)
28/2 (2.85)

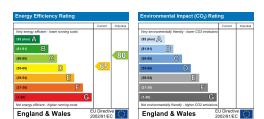
Ritchen / Dining Room
28/1 (7.94)
28/2 (2.85)

Ritchen / Dining Room
28/1 (7.94)
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Ritchen / Dining Room
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025. Produced for Castles Estate Agents Hampshire Ltd. REF: 133816.

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Offers over £575,000











# 5 Sandport Grove Fareham, PO16 9EA

We are pleased to welcome to the market this four - five bedroom detached property with off road parking and garage in the popular Portchester location of Sandport Grove, Portchester.

The property is well presented throughout and benefits from a large rear extension with bi-folds and roof lantern housing a large open plan modern kitchen - diner and living room all in one. The ground floor also features and double bedroom to the front of the property along with another separate lounge room, shower room, study and lean to that runs down the side of the home.

Moving upstairs there are three bedrooms and a large modern bathroom.

Externally there is off road parking to the front a garage to the rear accessible via Orchard Grove.

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

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 5 Sandport Grove Fareham, PO16 9EA









- DETACHED
- REAR EXTENSION
- GARAGE
- TWO BATHROOMS

- FOUR / FIVE BEDROOMS
- BI-FOLDS & SKYLIGHT
- OFF ROAD PARKING
- SOUTH WEST FACING GARDEN

#### **FRONT ROOM**

 $10'9" \times 10'2" (3.3 \times 3.1)$ 

# STUDY / BEDROOM FIVE

 $10'9" \times 8'2" (3.3 \times 2.5)$ 

#### KITCHEN DINER

 $25'11" \times 10'5" (7.9 \times 3.2)$ 

#### **DINING ROOM**

25'11" x 9'6" (7.9 x 2.9)

#### SHOWER ROOM

### **BEDROOM ONE**

 $11'1" \times 10'2" (3.4 \times 3.1)$ 

## BEDROOM TWO

14'5" x 10'9" (4.4 x 3.3)

### BEDROOM THREE

14'9" x 15'8" (4.5 x 4.8)

#### BEDROOM FOUR

12'1" x 9'2" (3.7 x 2.8)

#### **BATHROOM**

#### **GARAGE**

18'8" x 9'2" (5.7 x 2.8)

#### 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.

