

Floor Plan



ESTATE AGENTS
CASTLES

TOTAL FLOOR AREA: 1399 sq.ft. (130.0 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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264 Chatsworth Avenue
Portsmouth, PO6 2UP

We are pleased to welcome to the market this four bedroom mid terrace property with off road parking in the popular location of Chatsworth Avenue, Cosham.

The property is well presented throughout and spread over three levels and the ground floor consists of a lounge room to the front, dining room in the centre with a kitchen/breakfast room at the rear with access into the lean to featuring downstairs w/c and storage.

Moving up to the first floor there are three bedrooms and a family bathroom.

The second floor has undergone a loft conversion and now consists of one further bedroom which has an en-suite facility attached.

The current property is currently let at £1550pcm and should a landlord be interested in this home the current tenants would consider extending their rental of the home.

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

Asking price £350,000

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 ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

DIRECTORS

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264 Chatsworth Avenue

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- FOUR BEDROOMS
- SEPARATE DINING ROOM
- FAMILY BATHROOM
- FITTED KITCHEN
- LOUNGE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- OFF ROAD PARKING
- EN-SUITE TO MASTER BEDROOM

LOUNGE
11'1" x 14'1" (3.4 x 4.3)

DINING ROOM
14'5" x 12'5" (4.4 x 3.8)

KITCHEN
9'6" x 16'0" (2.9 x 4.9)

BEDROOM 1
11'1" x 15'5" (3.4 x 4.7)

BEDROOM 2
9'10" x 13'5" (3.0 x 4.1)

BEDROOM 3
7'10" x 7'6" (2.4 x 2.3)

BATHROOM
5'10" x 7'2" (1.8 x 2.2)

BEDROOM 4

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.

