


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Planned		Current	Planned	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(85-91) B				(85-91) B		
(80-84) C				(80-84) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) 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	



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.

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.

Asking price £550,000



02394318899



www.castlesestates.co.uk



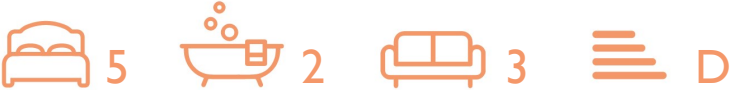
2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

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Company Number: 12821075

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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" x 10'2" (3.3 x 3.1)
- STUDY / BEDROOM FIVE**
10'9" x 8'2" (3.3 x 2.5)
- KITCHEN DINER**
25'11" x 10'5" (7.9 x 3.2)
- DINING ROOM**
25'11" x 9'6" (7.9 x 2.9)
- SHOWER ROOM**
- BEDROOM ONE**
11'1" x 10'2" (3.4 x 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.

