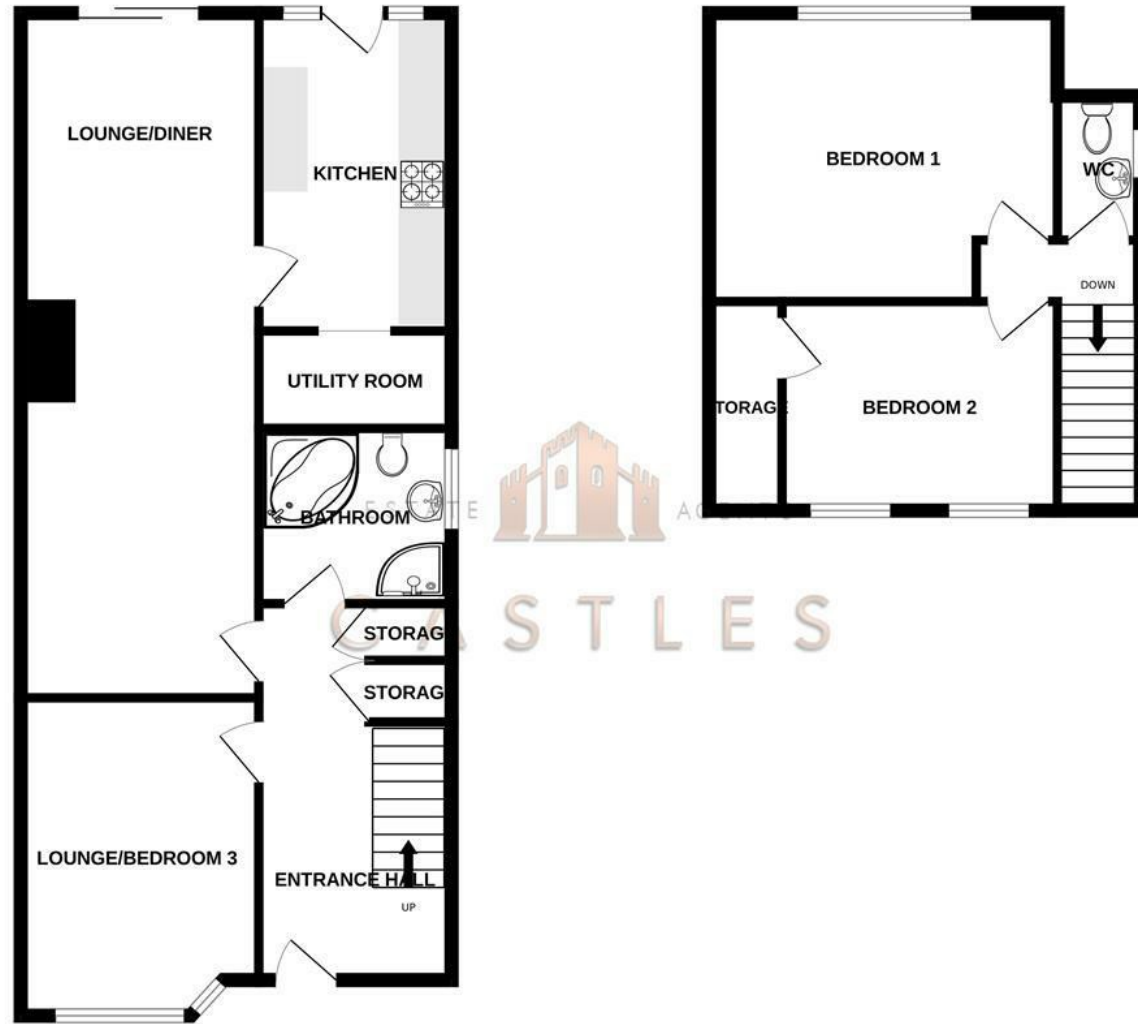


Floor Plan

GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.

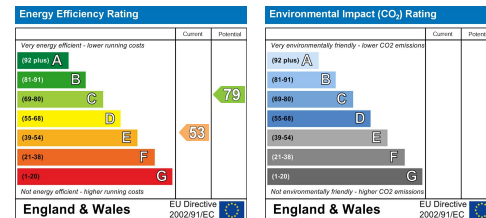
1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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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.



## 16 Alton Grove Fareham, PO16 9NJ

We are pleased to welcome to the market this three bedroom semi detached chalet bungalow with off road parking, South facing garden and waterfront views in Alton Grove, Portchester.

The property is well presented throughout and the ground floor consists of an open plan lounge diner with sliding door access into the garden and access into the modern fitted kitchen and utility. There is a separate reception room to the front of then home which can be utilised as bedroom three and there is also a four piece bathroom.

Moving upstairs there are two bedrooms and a w/c. The bedroom situated at the rear offers exceptional sea views across the water to Portsmouth harbour.

The rear garden is all paved so low maintenance and there is a shed for storage with side access and rear access. The garden is South facing so lots of sunshine throughout the day and incredible views on offer.

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

**£1,800 Per month**

Directors: Charles Tuson & Gary Agar  
Company Number: 12821075  
VAT Number: 356389459

02394318899

www.castlesstates.co.uk

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

# 16 Alton Grove

Fareham, PO16 9NJ



- THREE BEDROOMS
- OPEN PLAN LOUNGE DINER
- OFF ROAD PARKING
- FOUR PIECE BATHROOM
- SOUTH FACING GARDEN
- MODERN FITTED KITCHEN & UTILITY

## RECEPTION ROOM / BEDROOM

13'1" x 9'10" (4.0 x 3.0)

## LOUNGE DINER

28'2" x 9'10" (8.6 x 3.0)

## KITCHEN

17'0" x 7'10" (5.2 x 2.4)

## BATHROOM

7'6" x 7'2" (2.3 x 2.2)

## BEDROOM

14'1" x 11'9" (4.3 x 3.6)

## W/C

5'10" x 2'7" (1.8 x 0.8)

## BEDROOM

11'1" x 8'6" (3.4 x 2.6)

## Lettings Information

Holding Deposit (a maximum of 1 weeks rent): £415 based on Advertised Rental to reserve property.

Payable Deposit (a maximum of 5 weeks rent): £2076

Council Tax Band: D

EPC Rating: E

Right To Rent - Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to

check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

