



**£315,000**  
**53 St. Annes Grove**  
Fareham, PO14 1JL

An extended, mid terrace property located in St. Annes Grove, Fareham. The accommodation on offer comprises a spacious lounge, open-plan kitchen/dining room, and a downstairs shower room on the ground floor. On the first floor you will find three bedrooms and a family bathroom. Benefits include double glazing, gas central heating, and a usable loft room. To the rear of the property there is a large south/east facing garden with workshop, and a larger than average double garage which has power and lighting. Off road parking for two cars can be found at the front. To arrange a viewing contact our Fareham office today!

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**STORM PORCH**

**HALL**

**LOUNGE** 20' 3" x 13' 1" (6.17m x 3.99m)

**KITCHEN/DINER** 10' 11" x 18' 6" (3.33m x 5.64m)

**LANDING**

**BEDROOM ONE** 11' 4" x 11' 0" (3.45m x 3.35m)

**BEDROOM TWO** 9' 11" x 11' 0" (3.02m x 3.35m)

**BEDROOM THREE** 6' 11" x 8' 1" (2.11m x 2.46m)

**BATHROOM** 8' 0" x 7' 2" (2.44m x 2.18m)

**REAR GARDEN**

**DOUBLE GARAGE** 29' 6" x 19' 8" (9m x 6m)

**WORKSHOP** 19' 0" x 17' 8" (5.8m x 5.4m)

**DRIVEWAY**

GROUND FLOOR

1ST FLOOR



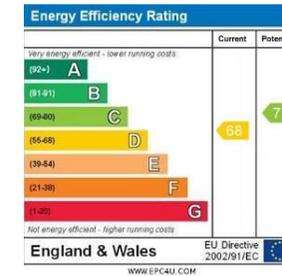
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



**OFFICE ADDRESS**  
6 West Quay House, 20 West Street, Fareham, Hampshire, PO16 0LG

**CONTACT**  
01329 888 328  
fareham@dibbensproperty.co.uk  
www.jdea.co.uk