



£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



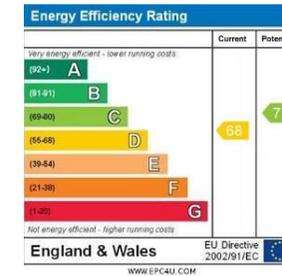
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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