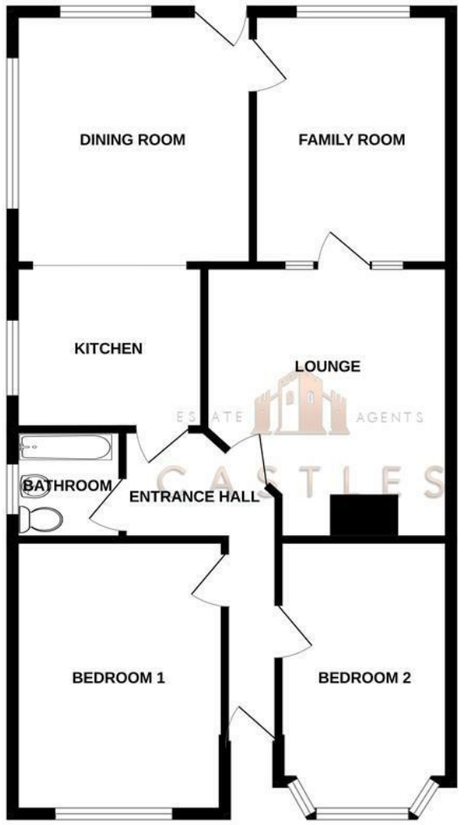
Floor Plan

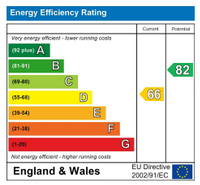
GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.

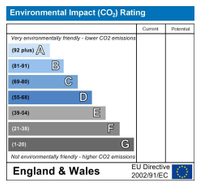


TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.

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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CASTLES
ESTATE AGENTS









17 Kent Grove

Fareham, PO16 9HA

We are pleased to welcome to the market this two bedroom detached bungalow with off road parking and fantastic views of the solent located in Kent Grove, Portchester.

The property features two double bedrooms to the front, kitchen, lounge and family bathroom is in the centre of the home with two further reception rooms at the rear.

Externally there is off road parking to the front for three vehicles and the rear garden is of a South West aspect and features a detached garage.

There is a fantastic opportunity here to develop something special as planning permission has already been approved. Please see the drawings attached to this advert.

Location wise the property is set at the bottom of Kent Grove alongside fields and the waterfront. It is a very peaceful location with some great views and would make a lovely family home.

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

Guide price £425,000

17 Kent Grove

Fareham, PO16 9HA

2 | 1 | 3 | D

- SOLENT VIEWS
- PLANNING GRANTED FOR DEVELOPMENT
- SOUTH WEST FACING GARDEN
- TWO BEDROOMS
- DETACHED BUNGALOW
- THREE RECEPTION ROOMS
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION

LOUNGE
12'1" x 12'1" (3.7 x 3.7)

KITCHEN
7'10" x 9'2" (2.4 x 2.8)

DINING ROOM
11'5" x 12'1" (3.5 x 3.7)

FAMILY ROOM
9'6" x 12'1" (2.9 x 3.7)

BATHROOM
5'2" x 5'2" (1.6 x 1.6)

BEDROOM 1
13'1" x 10'2" (4.0 x 3.1)

BEDROOM 2
8'2" x 9'6" (2.5 x 2.9)

GARAGE

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.

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.

