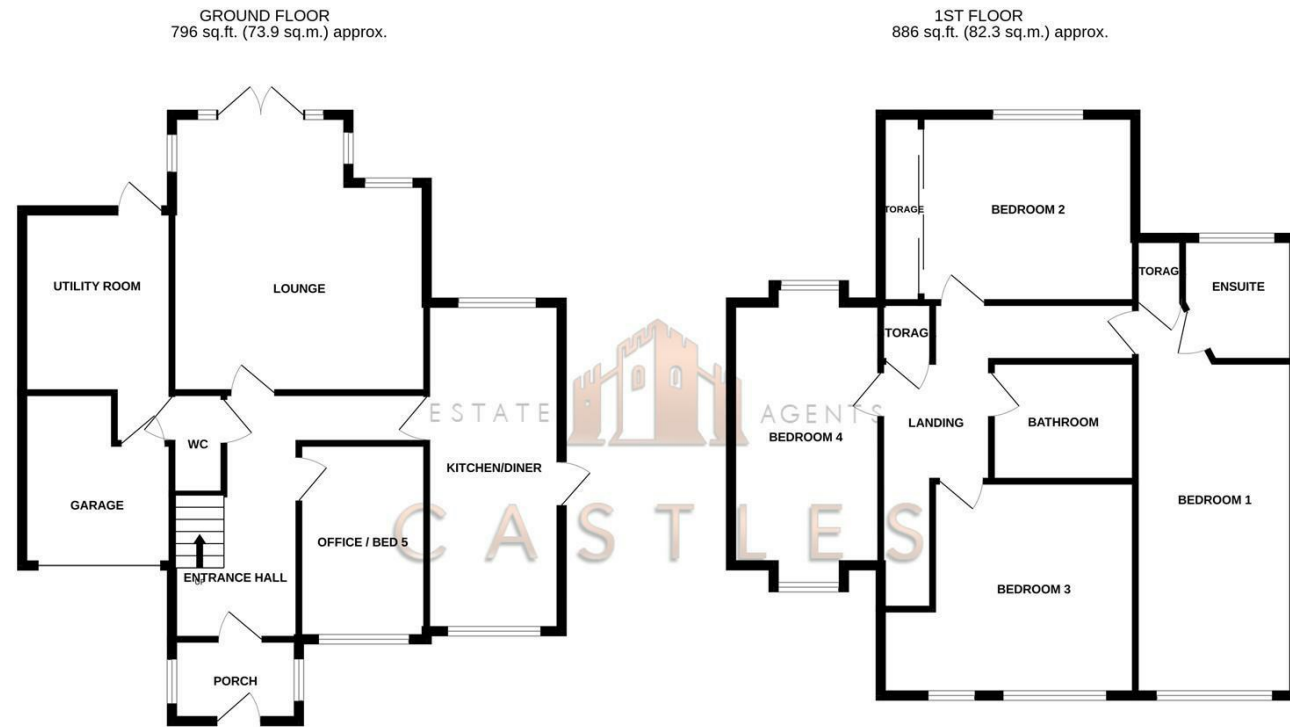


Floor Plan



TOTAL FLOOR AREA: 1681 sq.ft. (156.2 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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19A Riverside Avenue
 Fareham, PO16 8TF

We are pleased to welcome to the market this exceptional 4/5 bedroom link detached property with off road parking and garage situated in the quiet cul-de-sac of Riverside Avenue, Wallington.

The property is extremely well presented throughout and the ground floor consists of an entrance porch, hallway, large lounge room with french doors opening into the garden. Accessible via the hall is a downstairs w/c and utility room with storage into the remaining garage space. You also have a generous modern fitted kitchen open plan to dining space and an office which can be utilised as bedroom five if required.

Moving upstairs there are four bedrooms in total, all of which are generous size double rooms. The primary bedroom benefits from a modern en-suite shower room and there is a four piece family bathroom too on this level. The front bedrooms benefit from incredible views over Fareham, Wallington and beyond towards Wickham.

Externally to the front of the property there is off road parking for two to three vehicles. The rear garden is astro turf with steps up to the raised decking areas which are perfect for entertaining offering excellent views.

Locally the pubs of Wallington are a short walk away and nearby is Sainsburys and Fareham Shopping centre.

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(20 plus) A	
(81-91) B		(15-20) B	
(69-80) C		(10-15) C	
(55-68) D		(8-10) D	
(39-54) E		(6-8) E	
(21-38) F		(4-6) F	
(1-20) G		(1-4) 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

02394318899

www.castlesstates.co.uk

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

Directors: Charles Tuson | Gary Agar | Sean Wren

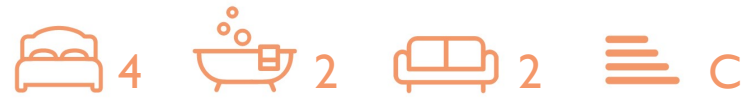
Company Number: 12821075

VAT Number: 356389459

Offers over £560,000

19A Riverside Avenue

Fareham, PO16 8TF



- 4/5 BEDROOMS
- WALLINGTON LOCATION
- RAISED DECK WITH EXCELLENT VIEWS
- TWO BATHROOMS
- LINK DETACHED
- OFF ROAD PARKING
- QUIET CUL-DE-SAC
- CLOSE TO LOCAL SHOPS

LOUNGE

19'4" x 15'5" (5.9 x 4.7)

KITCHEN/DINER

23'3" x 8'6" (7.1 x 2.6)

FAMILY ROOM

12'1" x 8'2" (3.7 x 2.5)

UTILITY ROOM

9'6" x 8'10" (2.9 x 2.7)

BEDROOM 1

19'8" x 8'6" (6.0 x 2.6)

ENSUITE

6'2" x 5'6" (1.9 x 1.7)

BEDROOM 2

13'5" x 10'4" (4.1 x 3.15)

BEDROOM 3

15'5" x 9'10" (4.7 x 3.0)

BEDROOM 4

13'1" x 8'10" (4.0 x 2.7)

BATHROOM

8'6" x 5'10" (2.6 x 1.8)

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.

