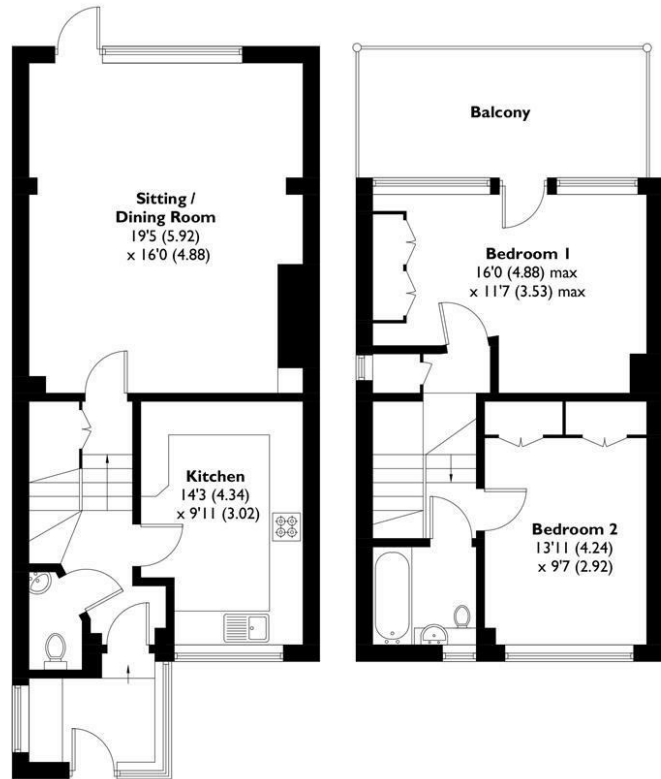


Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 1028 SQ FT / 95.5 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID754642)
Produced for Castles Estate Agents



28 Anson Grove
Fareham, PO16 8JQ

Castles are pleased to welcome to the market this semi detached house with breathtaking views of the solent, driveway and garage in the popular Portchester Hill slopes location of Anson Grove.

The property benefits from a large balcony to the rear to take in the incredible views on offer. There are two double bedrooms, large open plan lounge diner, modern fitted kitchen, family bathroom, downstairs w/c and south facing garden.

This property was a three bedroom but the current owner has removed a stud wall to create two large bedrooms. This could be reinstalled to once again provide three bedrooms if you needed three.

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

Offers over £350,000

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 | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | Very environmentally friendly - lower CO ₂ emissions (20 plus) A | |
| (81-91) B | | (10-19) B | |
| (69-80) C | | (8-9) C | |
| (55-68) D | | (6-7) D | |
| (39-54) E | | (4-5) E | |
| (21-38) F | | (2-3) F | |
| (1-20) G | | (1) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| 100 | 64 | | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

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28 Anson Grove

Fareham, PO16 8JQ



- BREATHTAKING SOLENT VIEWS
- DRIVEWAY
- BALCONY
- OPEN PLAN LOUNGE DINER
- GARAGE
- SEMI DETACHED
- TWO DOUBLE BEDROOMS
- PORTCHESTER HILL SLOPES

LOUNGE/DINER

19'5 x 16 (5.92m x 4.88m)

KITCHEN

14'3 x 9'11 (4.34m x 3.02m)

BEDROOM ONE

16 x 11'7 (4.88m x 3.53m)

BEDROOM TWO

13'11 x 9'7 (4.24m x 2.92m)

BATHROOM

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.

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.

