


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-95) A			(92-95) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-63) D			(55-63) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) 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	



We are pleased to welcome to the market this five bedroom detached property with off road parking, garage and annexe capabilities in the popular Portchester location of Pentland Rise.

Moving upstairs there are two fair sized bedrooms and one smaller bedroom/office room and a family bathroom.

There are fantastic solent views on offer from this home.

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

Offers over £700,000

32 Pentland Rise
Fareham, PO16 8JL



- FIVE BEDROOMS
- THREE BATHROOMS
- SOLENT VIEWS
- ANNEXE CAPABILITIES
- DETACHED
- OFF ROAD PARKING
- GARAGE
- LARGE FAMILY HOME

LIVING ROOM
23'3" x 11'9" (7.1 x 3.6)

DINING ROOM
14'9" x 11'9" (4.5 x 3.6)

EXTRA DINING ROOM
13'9" x 9'10" (4.2 x 3.0)

KITCHEN
18'4" x 7'2" (5.6 x 2.2)

SHOWER ROOM

BEDROOM ONE
10'9" x 10'5" (3.3 x 3.2)

BEDROOM FOUR
9'10" x 6'6" (3.0 x 2.0)

SHOWER ROOM

BEDROOM TWO
16'0" x 13'9" (4.9 x 4.2)

BEDROOM THREE
11'9" x 8'6" (3.6 x 2.6)

OFFICE/BEDROOM FOUR
8'6" x 5'10" (2.6 x 1.8)

BATHROOM

GARAGE
19'4" x 8'10" (5.9 x 2.7)

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.

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.

