

Floor Plan

GROUND FLOOR
970 sq.ft. (89.3 sq.m.) approx.



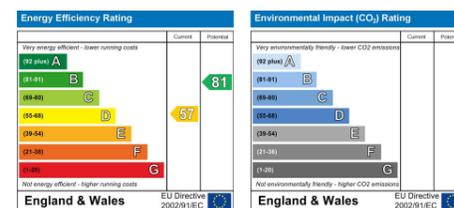
1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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16 Merton Avenue
Portchester, PO16 9NE

We are pleased to welcome to the market this three bedroom semi detached chalet bungalow with off road parking in the popular location of Merton Avenue, Portchester.

The property benefits from having planning permission approved for a double storey extension and loft conversion until 31st May 2025. Plans are available on request.

The current ground floor accommodation offers an open plan lounge diner, modern fitted kitchen, shower room, double bedroom with built in storage and one smaller bedroom currently being utilised as a study. There is a spiral staircase out of the dining room to a first floor double bedroom with en-suite bathroom.

Externally the garden is of a South West aspect and features lawned area, paved seating area with a large summer house at the bottom of the garden which is perfect for a gym/bar/workspace.

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

Offers over £350,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

16 Merton Avenue

Portchester, PO16 9NE



- SEMI DETACHED
- OFF ROAD PARKING
- LARGE SUMMER HOUSE
- FOR A DOUBLE STOREY EXTENSION & LOFT CONVERSION
- CHALET BUNGALOW
- THREE BEDROOMS
- PLANNING PERMISSION GRANTED UNTIL MAY 2025
- SOUTH WEST FACING GARDEN

LOUNGE
16'8" x 10'2" (5.1 x 3.1)

DINER
12'1" x 11'1" (3.7 x 3.4)

KITCHEN
12'5" x 7'2" (3.8 x 2.2)

SHOWER ROOM
9'10" x 4'3" (3.0 x 1.3)

BEDROOM 1
20'0" x 13'9" (6.1 x 4.2)

BEDROOM 2
12'9" x 9'10" (3.9 x 3.0)

BEDROOM 3/STUDY
9'6" x 6'10" (2.9 x 2.1)

SHOWER ROOM
9'10" x 4'3" (3.0 x 1.3)

BATHROOM
7'2" x 8'2" (2.2 x 2.5)

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.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

