

Floor Plan

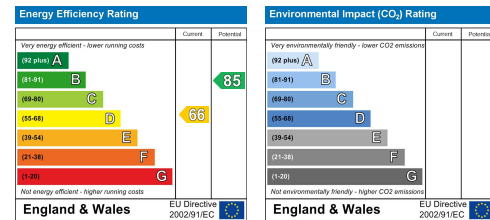
GROUND FLOOR  
680 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.1 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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## 30 Leith Avenue Fareham, PO16 8HW

We are pleased to welcome to the market this two bedroom semi detached bungalow with off road parking and garage in the popular Portchester location of Leith Avenue.

Upon entry the property consists of a large entrance hall with access into two double bedrooms, one of which is currently being utilised as a separate dining room. There is a large lounge room with bay window overlooking the gardens, modern shower room and kitchen with access out to the decked area behind the property with steps down into the garden.

The rear garden is a fair size and is South facing so plenty of sunshine throughout the day. To the side of the property is a driveway for three cars and a detached garage. The front has gates to the driveway and a front garden which could be converted into more parking if required.

There is scope to extend to the rear and add a loft conversion like most have done in the road should you be looking to add extra square footage. All subject to relevant planning consents of course.

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

Offers over £325,000

02394318899

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# 30 Leith Avenue

Fareham, PO16 8HW



- SEMI DETACHED BUNGALOW
- DRIVEWAY PARKING & GARAGE
- FITTED KITCHEN
- LARGE LOUNGE
- TWO DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN
- FITTED BATHROOM
- NO FORWARD CHAIN

**LOUNGE**  
14'1" x 16'8" (4.3 x 5.1)

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

**SHOWER ROOM**  
5'10" x 5'10" (1.8 x 1.8)

**BEDROOM 1**  
10'9" x 15'1" (3.3 x 4.6)

**BEDROOM 2**  
11'1" x 9'2" (3.4 x 2.8)

**GARAGE**

**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.

