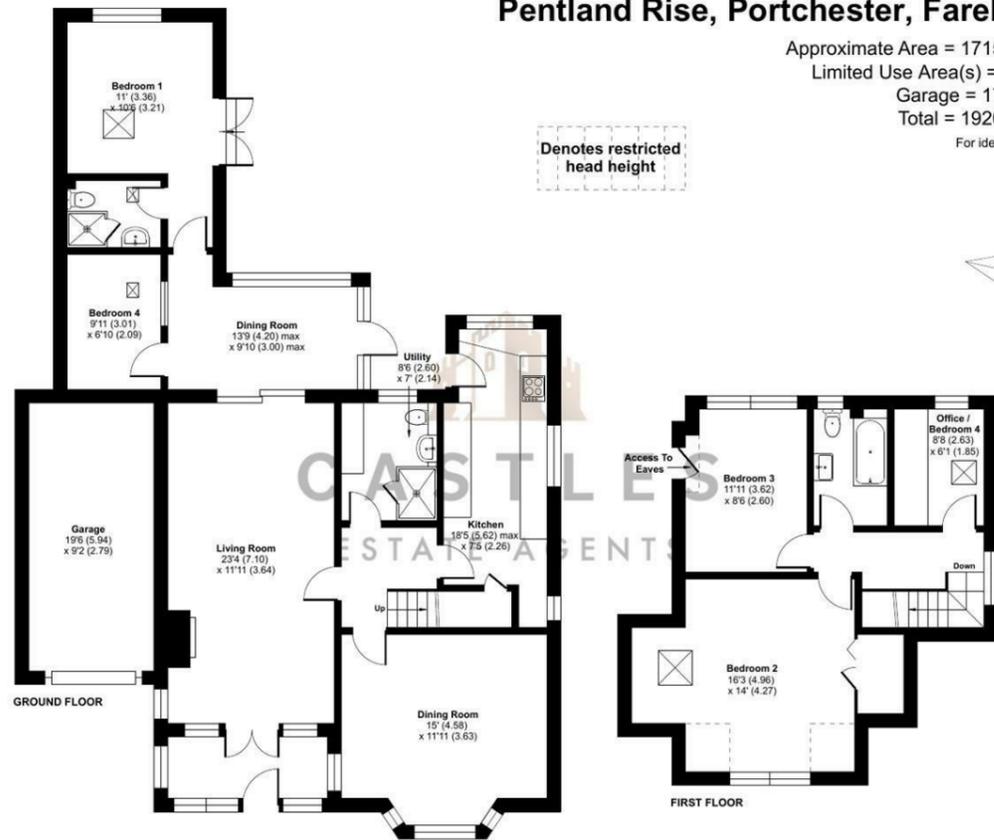


Floor Plan

Pentland Rise, Portchester, Fareham, PO16

Approximate Area = 1715 sq ft / 159.3 sq m
 Limited Use Area(s) = 27 sq ft / 2.5 sq m
 Garage = 178 sq ft / 16.5 sq m
 Total = 1920 sq ft / 178.3 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Castles Estate Agents Hampshire Ltd. REF: 1425549



**32 Pentland Rise
 Fareham, PO16 8JL**

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. The property is well presented throughout and the ground floor consists of a large lounge room, separate dining room, modern fitted kitchen and downstairs shower room. At the rear of the property is two bedrooms and a shower room with a smaller living room giving you the ability to have this as an annexe or part of the main residence.

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

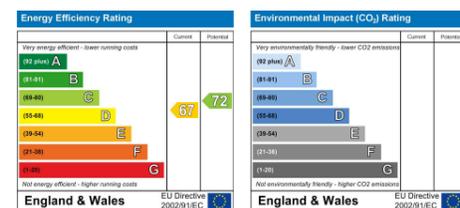
Externally to the front there is off road parking for three cars, garden space and access into garage. The rear garden is a generous size and features paved area, lawns and bordering plants/bushes.

There are fantastic solent views on offer from this home.

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

Asking price £700,000

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.



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.

