

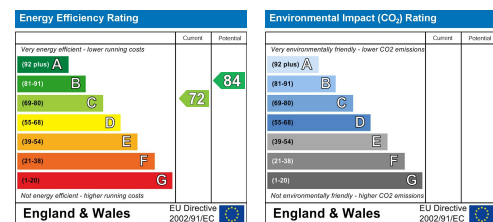
Floor Plan



TOTAL FLOOR AREA: 1632 sq.ft. (151.6 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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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**36 Grove Avenue**  
Fareham, PO16 9EX

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

This property benefits from a rear extension and loft conversion so offering plenty of extra living space in comparison to other homes in the road.

The ground floor of the property consists of a lounge room which opens up into the kitchen diner across the rear. There is also a wet room and two bedrooms completing the ground floor accommodation.

Moving upstairs there is a bathroom featuring bath and shower facilities along with two further bedrooms.

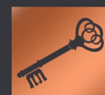
Externally there is off road parking to the front and the rear garden is a fair size comprised of decked jacuzzi area and lawns with an outbuilding towards the bottom. The garden is of a south west facing aspect.

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

**Offers over £375,000**

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



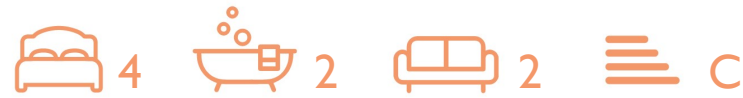
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# 36 Grove Avenue

Fareham, PO16 9EX



- FOUR BEDROOMS
- REAR EXTENSION
- OFF ROAD PARKING
- OUTBUILDING
- TWO BATHROOMS
- LOFT CONVERSION
- SOUTH WEST FACING GARDEN
- CLOSE TO WATERFRONT

**LOUNGE**  
13'9" x 10'5" (4.2 x 3.2)

**KITCHEN DINER**  
20'0" x 19'8" (6.1 x 6.0)

**WET ROOM**  
5'6" x 3'11" (1.7 x 1.2)

**BEDROOM ONE**  
17'8" x 10'2" (5.4 x 3.1)

**BEDROOM TWO**  
13'1" x 12'1" (4.0 x 3.7)

**BATHROOM**  
7'10" x 5'2" (2.4 x 1.6)

**BEDROOM THREE**  
11'9" x 10'5" (3.6 x 3.2)

**BEDROOM FOUR**  
7'10" x 7'2" (2.4 x 2.2)

**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.

