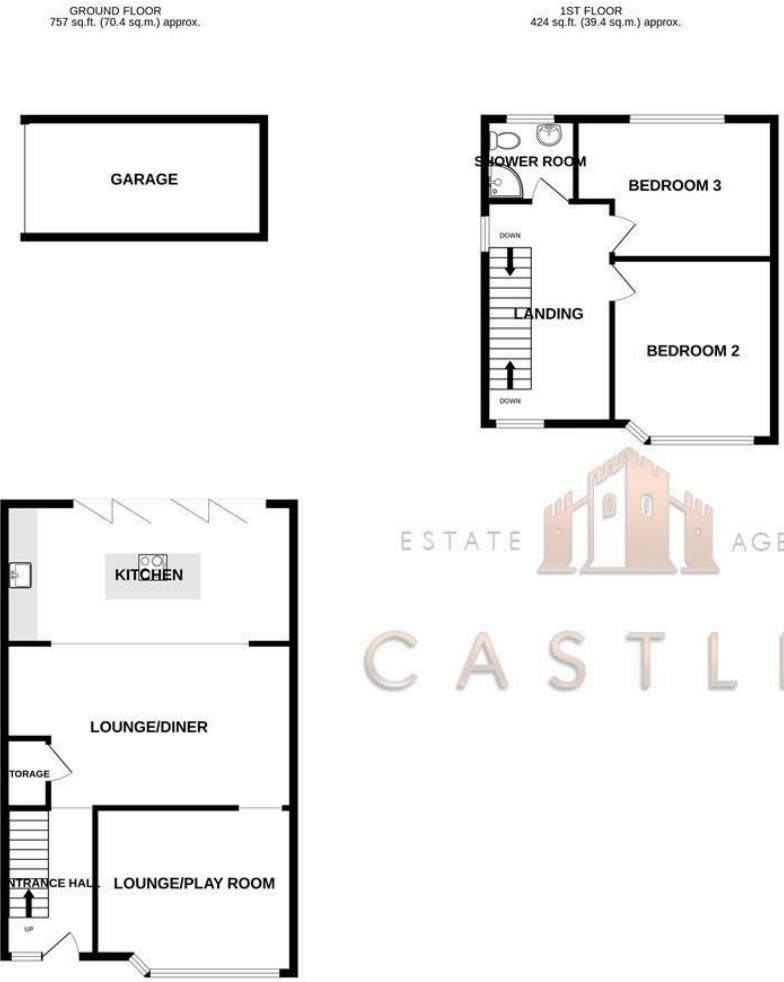
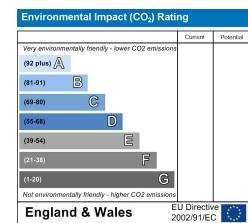
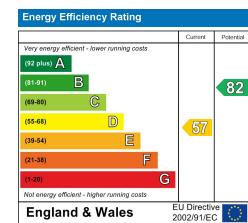


## Floor Plan



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**CASTLES**  
ESTATE AGENTS



## 21 Coppins Grove

Fareham, PO16 9HG

We are pleased to welcome to the market this exceptional three bedroom end of terrace property with garage to the rear and off road parking to the front located in Coppins Grove, Portchester.

The property has been fully refurbished throughout and undergone a massive transformation by the current owners.

The ground floor consists of a separate reception room to the front of the home with an open plan living space with kitchen at the rear. Bi-folds across the rear open up onto the landscaped garden space giving you a great indoor-outdoor flow.

The first floor features two double bedrooms and a modern fitted shower room. Moving up to the top floor there is a large bedroom suite with dressing room area and four piece en-suite bathroom.

Externally there is a driveway to the front. The rear garden is a fair size, west facing and has a garage to the rear.

The waterfront is a short walk away and local shops also.

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

**Offers over £425,000**

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2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 21 Coppins Grove

Fareham, PO16 9HG



- THREE BEDROOMS
- GARAGE AT REAR
- LOFT CONVERSION
- WEST FACING GARDEN

- TWO BATHROOMS
- REAR EXTENSION
- FULL TRANSFORMATION
- OFF ROAD PARKING

## LOUNGE / PLAY ROOM

13'5" x 11'1" (4.1 x 3.4)

## LOUNGE / DINER

16'8" x 11'1" (5.1 x 3.4)

## KITCHEN

18'8" x 9'6" (5.7 x 2.9)

## BEDROOM ONE + EN-SUITE

11'1" x 18'4" (3.4 x 5.6)

## BEDROOM TWO

13'5" x 9'2" x 11'1" (4.1 x 2.8 x 3.4)

## BEDROOM THREE

11'9" x 12'9" (3.6 x 3.9)

## BATHROOM

5'10" x 5'6" (1.8 x 1.7)

## GARAGE

### 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 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.

