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Approximate Area = 1755 sq ft / 163 sq m  
Garage = 303 sq ft / 28.1 sq m  
Total = 2058 sq ft / 191.1 sq m  
For identification only - Not to scale



**Energy Efficiency Rating**

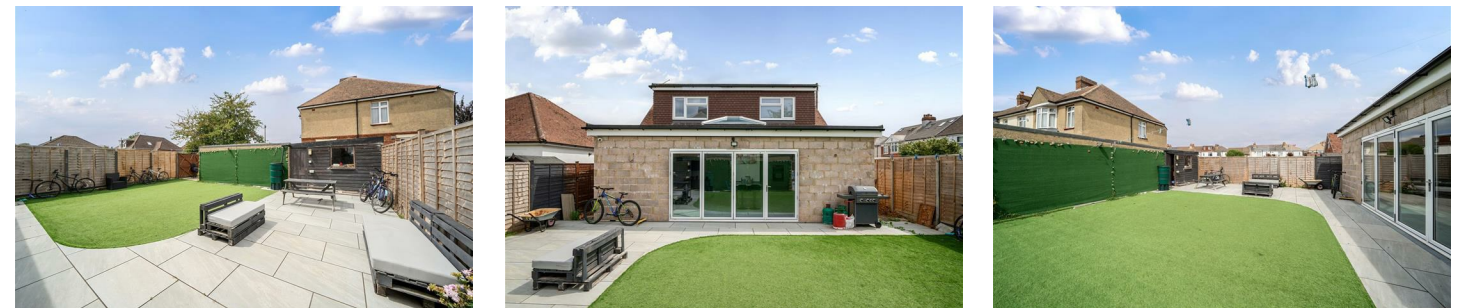
Category	Current	Projected
Very energy efficient - lower running costs	(92 plus) A	(80) B
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Category	Current	Projected
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A	(80) B
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

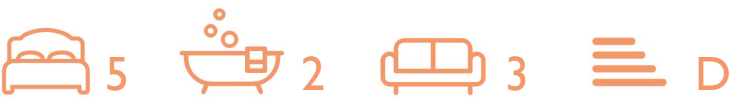


## Offers over £575,000

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



5 Sandport Grove  
Fareham, PO16 9EA



- DETACHED
- REAR EXTENSION
- GARAGE
- TWO BATHROOMS
- FOUR / FIVE BEDROOMS
- BI-FOLDS & SKYLIGHT
- OFF ROAD PARKING
- SOUTH WEST FACING GARDEN

**FRONT ROOM**  
10'9" x 10'2" (3.3 x 3.1)

**STUDY / BEDROOM FIVE**  
10'9" x 8'2" (3.3 x 2.5)

**KITCHEN DINER**  
25'11" x 10'5" (7.9 x 3.2)

**DINING ROOM**  
25'11" x 9'6" (7.9 x 2.9)

**SHOWER ROOM**

**BEDROOM ONE**  
11'1" x 10'2" (3.4 x 3.1)

**BEDROOM TWO**  
14'5" x 10'9" (4.4 x 3.3)

**BEDROOM THREE**  
14'9" x 15'8" (4.5 x 4.8)

**BEDROOM FOUR**  
12'1" x 9'2" (3.7 x 2.8)

**BATHROOM**

**GARAGE**  
18'8" x 9'2" (5.7 x 2.8)

**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.

