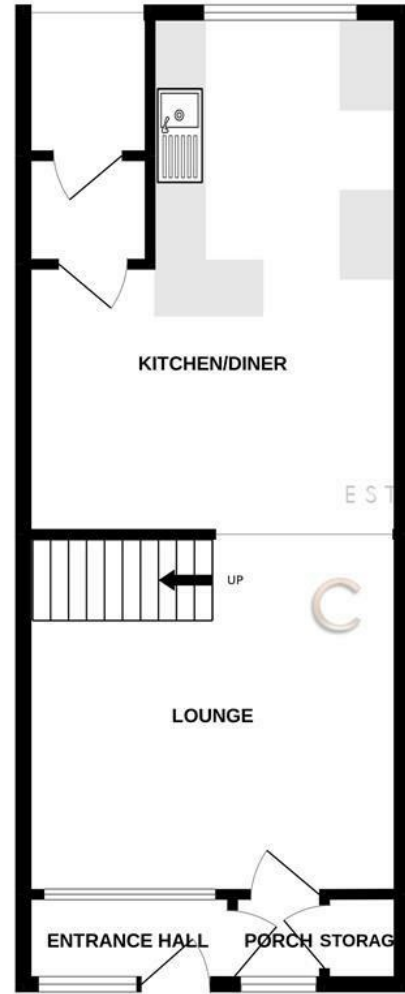
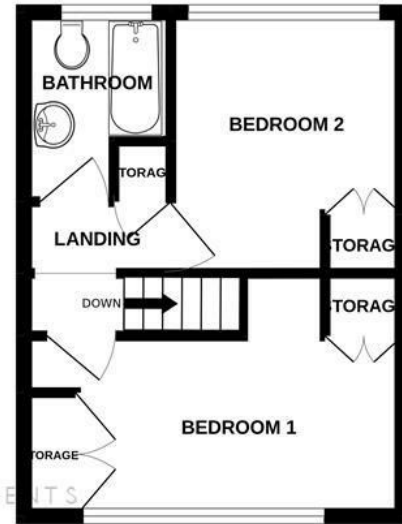


Floor Plan

GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



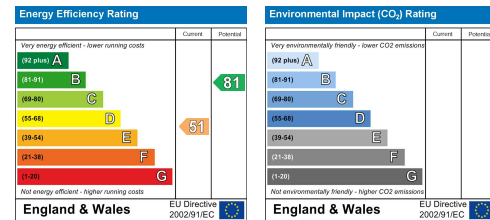
1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**104 Southampton Road
Portsmouth, PO6 4RX**

We are pleased to welcome to the market this well presented two bedroom mid terrace waterfront property located on Southampton Road between Portchester Village and Port Solent.

The ground floor of this property consists of an entrance porch, open plan lounge / dining room and kitchen.

On the first floor there are two fair sized bedrooms and a modern family bathroom.

Externally there is front and rear gardens. The rear garden has a large shed for storage and rear access out to the service road behind.

The property offers breathtaking solent views as it faces the waterfront and is a stones through away from Port Solent Marina and Portchester Village.

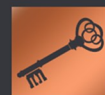
There is also a Garage in a block.

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

Offers over £250,000

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

104 Southampton Road

Portsmouth, PO6 4RX



- TWO BEDROOMS
- WATERFRONT PROPERTY
- BREATHTAKING SOLENT VIEWS
- OPEN PLAN LIVING
- CLOSE TO PORT SOLENT MARINA
- CLOSE TO PORTCHESTER VILLAGE

LOUNGE

13'1" x 13'9" (4.0 x 4.2)

KITCHEN/DINER

9'2" x 19'0" x 13'9" (2.8 x 5.8 x 4.2)

BEDROOM ONE

13'9" x 10'2" (4.2 x 3.1)

BEDROOM TWO

8'2" x 11'5" (2.5 x 3.5)

BATHROOM

5'2" x 6'10" (1.6 x 2.1)

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. 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.

