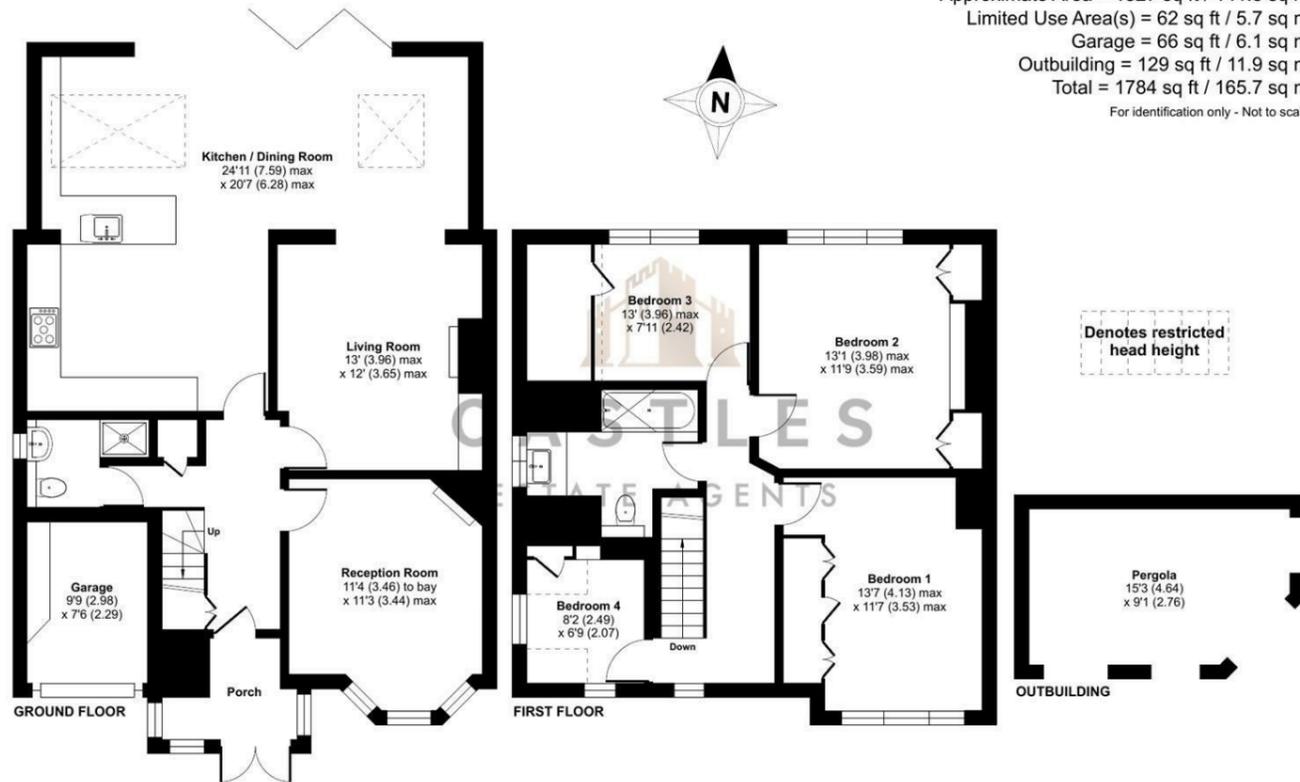


Floor Plan

Leith Avenue, Portchester, Fareham, PO16

Approximate Area = 1527 sq ft / 141.8 sq m
 Limited Use Area(s) = 62 sq ft / 5.7 sq m
 Garage = 66 sq ft / 6.1 sq m
 Outbuilding = 129 sq ft / 11.9 sq m
 Total = 1784 sq ft / 165.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Castles Estate Agents Hampshire Ltd. REF: 1326049



49 Leith Avenue
 Fareham, PO16 8HN

We are pleased to welcome to the market this four bedroom semi detached property with large rear extension, off road parking and garage in the popular Portchester location of Leith Avenue.

The property is well presented throughout and the ground floor consists of a separate reception room to the front of the property with a huge open plan kitchen diner and living room across the rear. The extension features two roof lanterns and bi-folds across the rear providing a wonderful indoor - outdoor flow to the home. A downstairs shower room and integral garage completes the ground floor accommodation.

Moving upstairs there are four bedrooms in total and a family bathroom.

Externally the property has off road parking to the front and the rear garden is a generous size and has all been landscaped featuring paved areas, astro and a pergola at the bottom.

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

Asking price £500,000

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

49 Leith Avenue

Fareham, PO16 8HN



- FOUR BEDROOMS
- TWO BATHROOMS
- LARGE REAR EXTENSION
- BI-FOLDS ACROSS REAR
- TWO ROOF LANTERNS
- OFF ROAD PARKING
- INTEGRAL GARAGE
- LANDSCAPED GARDEN & PERGOLA

RECEPTION ROOM

11'9" x 11'1" (3.6 x 3.4)

LIVING ROOM

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

KITCHEN DINER

24'7" x 20'4" (7.5 x 6.2)

SHOWER ROOM

INTEGRAL GARAGE

9'6" x 7'2" (2.9 x 2.2)

BEDROOM ONE

13'5" x 11'5" (4.1 x 3.5)

BEDROOM TWO

12'9" x 11'5" (3.9 x 3.5)

BEDROOM THREE

12'9" x 7'10" (3.9 x 2.4)

BEDROOM FOUR

7'10" x 6'6" (2.4 x 2.0)

BATHROOM

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.

