


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Planned		Current	Planned
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
92 (91-93) A		84		92 (91-93) A	
85 (84-86) B				85 (84-86) B	
69 (68-70) C				69 (68-70) C	
55 (54-56) D				55 (54-56) D	
39 (38-40) E				39 (38-40) E	
21 (20-22) F				21 (20-22) F	
10 (9-11) G				10 (9-11) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC



3 Marina Grove
Portchester, PO16 9HE

Castles are pleased to welcome to the market this immaculate three bedroom house with off road parking for three cars in the popular location of Marina Grove, Portchester.

This property has been modified to an exceptional standard and now features a large extension featuring an open plan kitchen living area with bi folds opening out on to the 150ft SouthWest facing garden.

Upon entering the property you have a fair sized lounge room featuring a wood burner. Stepping through to the new kitchen you have plenty of cupboard space, Siemens appliances, corian worktops and island along with access to the utility room and w/c.

The extension was added 2 years ago and features bi folds across the rear and four Velux windows so plenty of natural light.

The garden has been modified and features a large patio area, summer house and two large sheds so plenty of storage. There is also side access.

Upstairs there are three bedrooms in total, two of which are doubles and a modern shower room. There is a natural light tunnel at the top of stairs which is a great feature lighting up the landing area.

Other benefits include boiler only being 5 years old and all the double glazing being 6 years old.

For more info or to arrange your viewing please call Castles today.

CHARLES TUSON • GARY AGAR • SEAN WREN



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Offers over £350,000

3 Marina Grove
Portchester, PO16 9HE



- THREE BEDROOMS
- 150FT SOUTHWEST FACING GARDEN
- OPEN PLAN KITCHEN LIVING AREA
- UTLITY ROOM & DOWNSTAIRS W/C
- SUMMER HOUSE & TWO SHEDS
- OFF ROAD PARKING FOR 3 CARS
- LARGE EXTENSION WITH BI-FOLDS
- IMMACULATE THROUGHOUT
- POPULAR PORTCHESTER LOCATION
- A MUST VIEW PROPERTY

LOUNGE
16'0" x 12'4" (4.90 x 3.78)

OPEN PLAN KITCHEN FAMILY ROOM
28'2" x 15'5" (8.59 x 4.72)

UTILITY
W/C

BEDROOM ONE
12'2" x 11'6" (3.71 x 3.51)

BEDROOM TWO
9'10" x 8'11" (3.02 x 2.72)

BEDROOM THREE
8'7" x 6'11" (2.62 x 2.13)

SHOWER ROOM
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.

