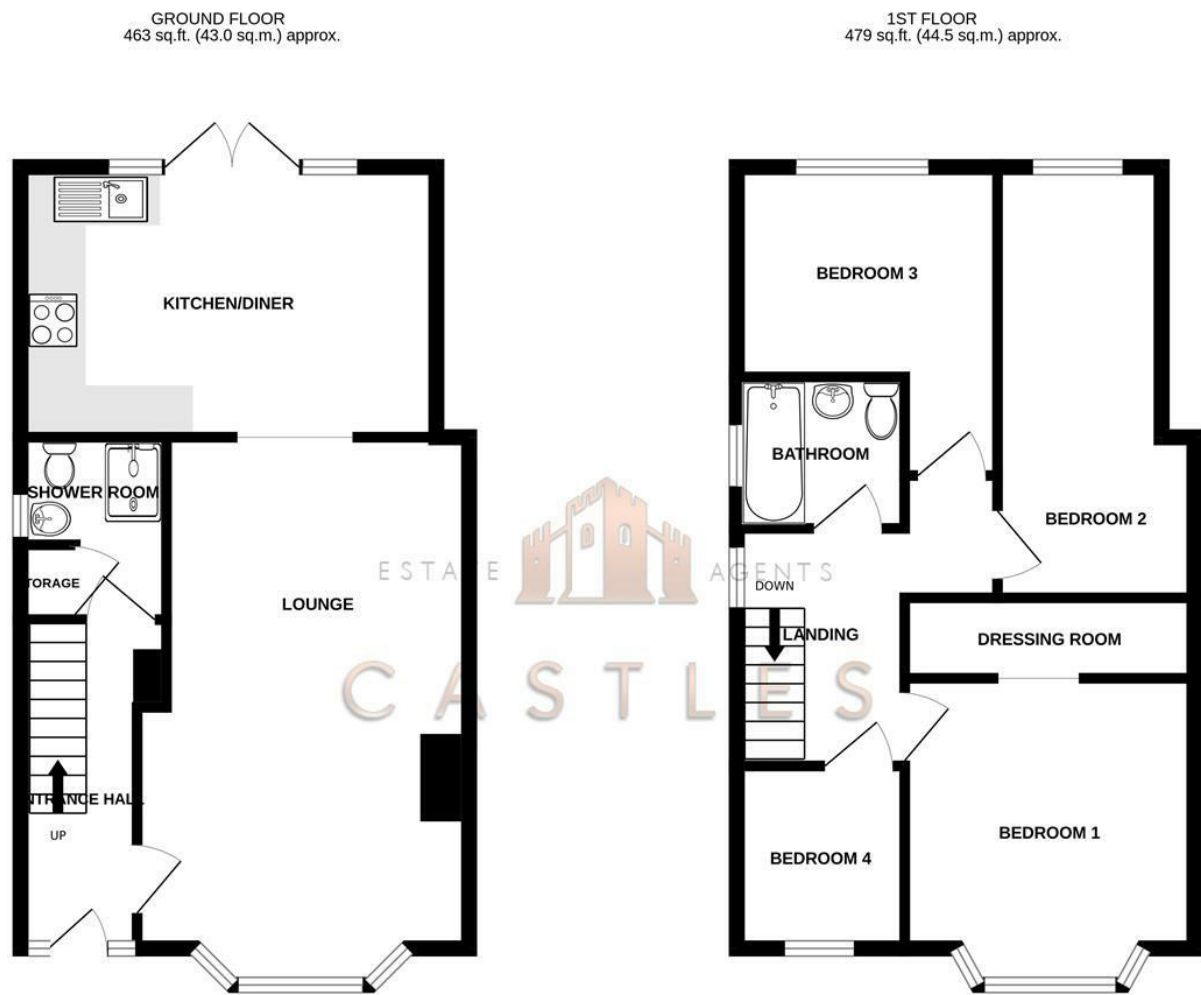


Floor Plan



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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62 Worthing Avenue
Gosport, PO12 4DH

We are pleased to welcome to the market this immaculate four bedroom end of terrace property with off road parking located in Worthing Avenue, Elson, Gosport.

This home is immaculate throughout and presented to an exceptional standard.

The ground floor consists of an open plan lounge diner, kitchen across the rear of the property and a downstairs modern shower room completes the levels accommodation.

Upstairs there are four bedrooms in total and a family bathroom. The primary bedroom benefits from some walk in wardrobe space.

Externally the garden is landscaped benefitting from a raised decked area with seating with the remainder of the garden being paved offering other seating areas and a jacuzzi. To the rear there is a service road which allows access to the garage and hard stand for off road parking.

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

Offers over £300,000

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
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(85-91) B		(85-91) B	
(69-84) C		(69-84) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
82	66		

England & Wales EU Directive 2002/91/EC

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD

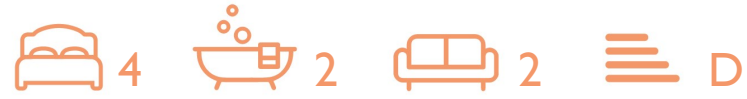
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

62 Worthing Avenue

Gosport, PO12 4DH



- END OF TERRACE
- OFF ROAD PARKING
- TWO BATHROOMS
- OPEN PLAN LOUNGE DINER
- FOUR BEDROOMS
- GARAGE
- IMMACULATE THROUGHOUT
- LANDSCAPED GARDEN

LOUNGE

23'11" x 10'9" (7.3 x 3.3)

KITCHEN/DINER

9'6" x 15'8" (2.9 x 4.8)

SHOWER ROOM

BEDROOM 1

12'5" x 10'2" (3.8 x 3.1)

BEDROOM 2

9'6" x 8'6" (2.9 x 2.6)

BEDROOM 3

18'4" x 7'6" (5.6 x 2.3)

BEDROOM 4

6'6" x 5'10" (2.0 x 1.8)

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. 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.

