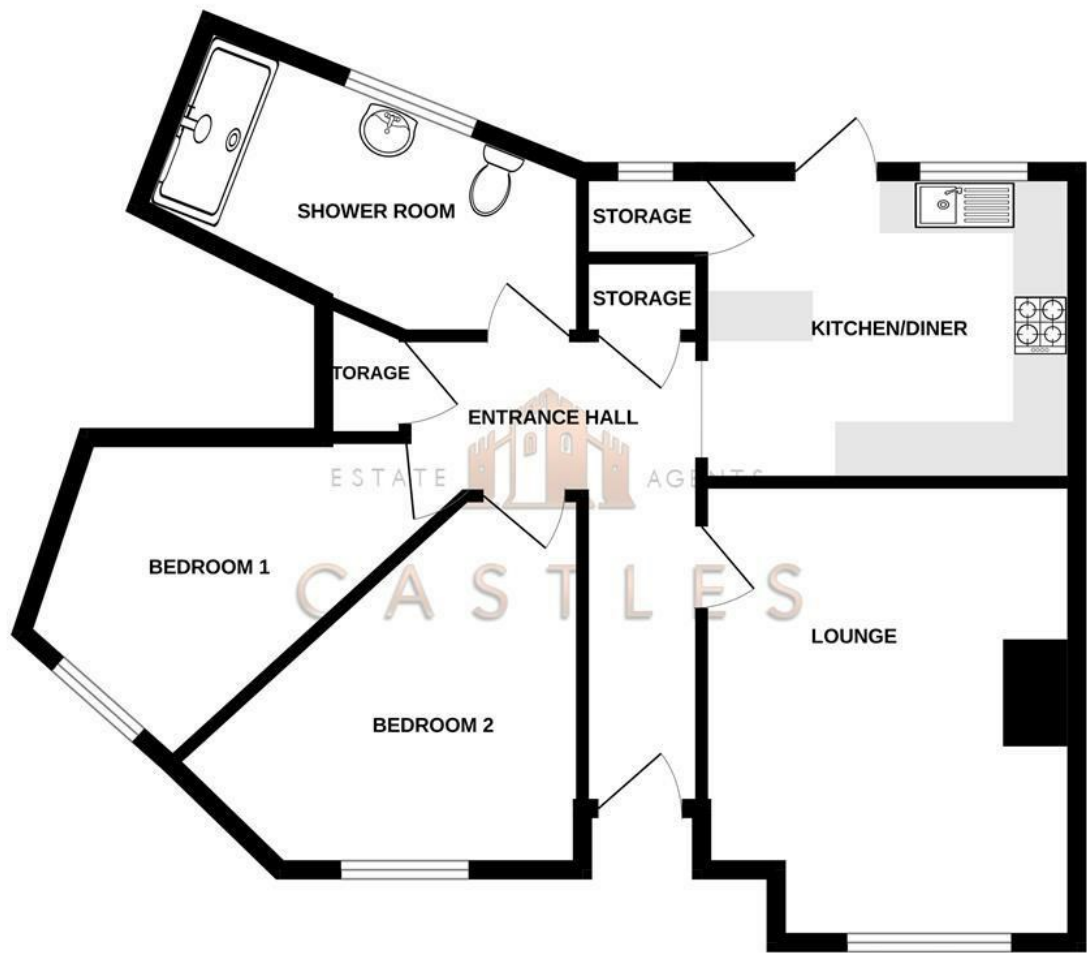


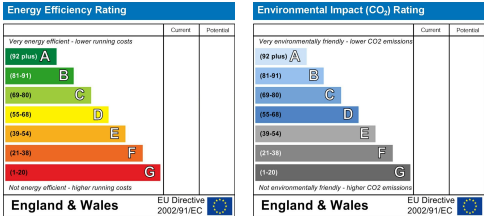
Floor Plan

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



36 Bayly Avenue
Fareham, PO16 9LF

We are pleased to welcome to the market this two bedroom ground floor maisonette with generous garden space in the popular location of Bayly Avenue, Portchester.

The property is well presented throughout and consists of a spacious lounge room, modern fitted kitchen, shower room and two bedrooms. The primary bedroom benefits from built in wardrobes.

Externally this property benefits from generous private garden space. The rear features two sheds for storage.

Portchester Castle is a short walk away along with the waterfront. Local shops are a 5-10 minute walk away also.

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

Asking price £240,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

36 Bayly Avenue
Fareham, PO16 9LF



- GROUND FLOOR
- LARGE GARDEN
- CLOSE TO WATERFRONT
- TWO BEDROOMS
- WELL PRESENTED THROUGHOUT
- PORTCHESTER CASTLE NEARBY

LOUNGE
11'5" x 14'1" (3.5 x 4.3)

KITCHEN/DINER
11'5" x 9'6" (3.5 x 2.9)

SHOWER ROOM
5'6" x 11'9" (1.7 x 3.6)

BEDROOM 1
11'5" x 15'8" (3.5 x 4.8)

BEDROOM 2
11'5" x 15'8" (3.5 x 4.8)

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. 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.

Lease Information
Ground Rent & Service Charge = £46.25 PCM

Lease Length = 104 Years Remaining

* Please be aware this information has been provided by the sellers to the best of their knowledge and will be clarified specifically by your conveyancer during the sales transaction *

