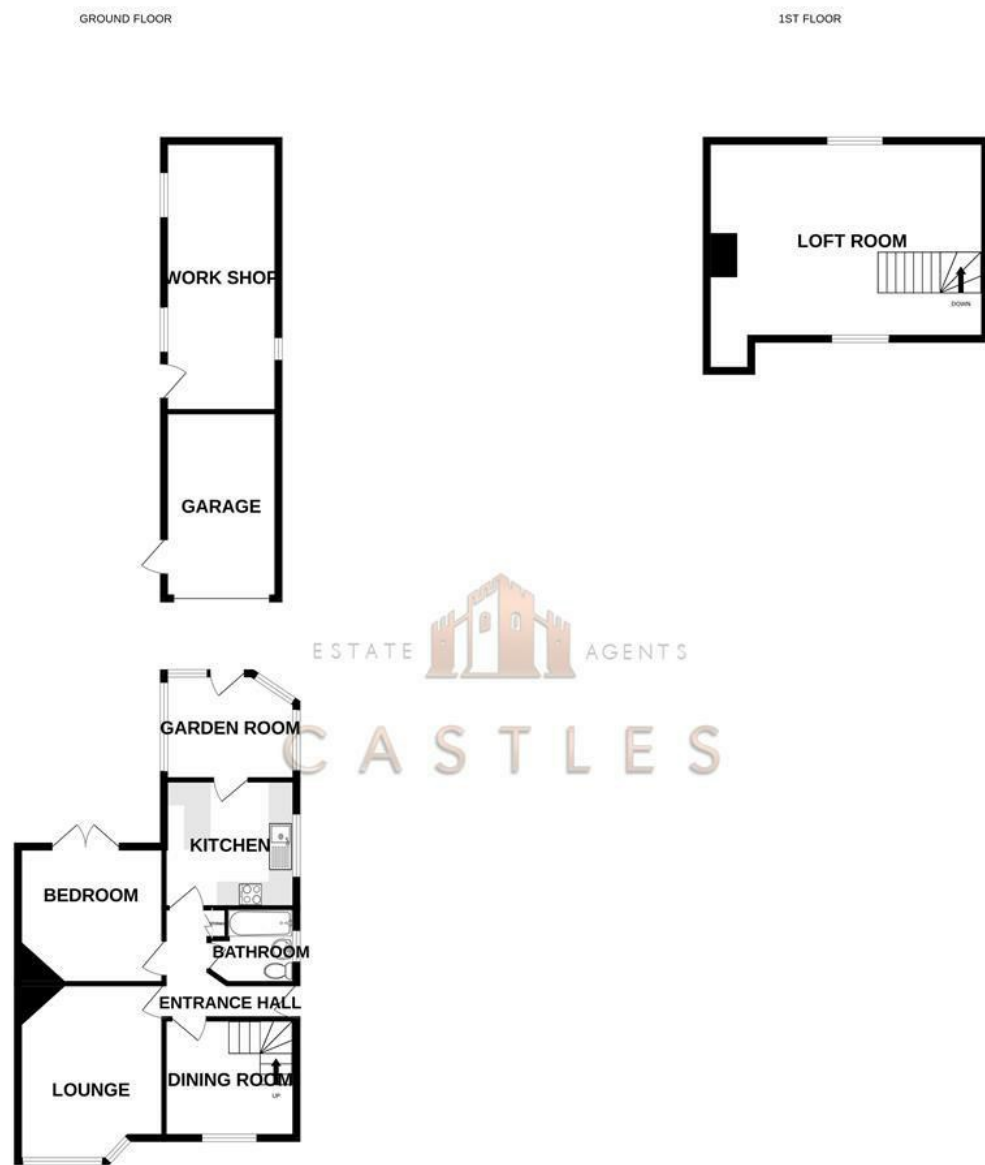
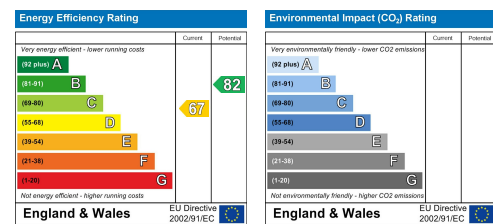


Floor Plan



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.



**52 Carlton Road
Fareham, PO16 8JH**

We are pleased to welcome to the market this well presented two bedroom semi-detached bungalow with off road parking and garage in the popular location of Carlton Road, Portchester. Offering incredible solent views to the Spinnaker Tower and beyond.

This property consists of a lounge room and dining room to the front of the property and a double bedroom and bathroom to the centre of the home. The bedroom benefits from French doors opening onto the garden. The rear has a modern fitted kitchen with breakfast bar which leads into the garden room.

Via the stairwell out of the dining room is a large loft room currently being used as a guest bedroom and office space offering plenty of storage via the eaves. This room offers incredible views of the solent.

Externally there is off road parking on the front for three vehicles with a shared driveway down the side leading to the garage. Behind the garage is a large workshop which could make a great outside office.

Offers over £325,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

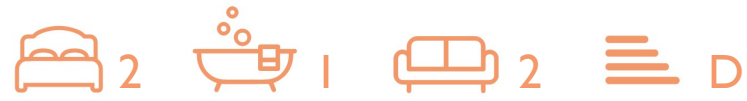


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52 Carlton Road
Fareham, PO16 8JH



- TWO BEDROOMS
- OFF ROAD PARKING
- LARGE LOFT ROOM
- CLOSE TO LOCAL SHOPS
- PORTCHESTER HILL SLOPES
- SOLENT VIEWS
- GARAGE & WORKSHOP
- WELL PRESENTED THROUGHOUT
- GOOD TRANSPORT LINKS NEARBY
- SEMI-DETACHED BUNGALOW

LOUNGE

13'1" x 10'9" (4.0 x 3.3)

DINING ROOM

8'10" x 9'10" (2.7 x 3.0)

BATHROOM

5'6" x 6'6" (1.7 x 2.0)

KITCHEN

9'6" x 10'9" (2.9 x 3.3)

GARDEN ROOM

7'10" x 10'9" (2.4 x 3.3)

BEDROOM

10'2" x 10'9" (3.1 x 3.3)

LOFT ROOM

16'8" x 13'1" (5.1 x 4.0)

GARAGE

13'9" x 8'2" (4.2 x 2.5)

WORK SHOP

20'0" x 7'6" (6.1 x 2.3)

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.

