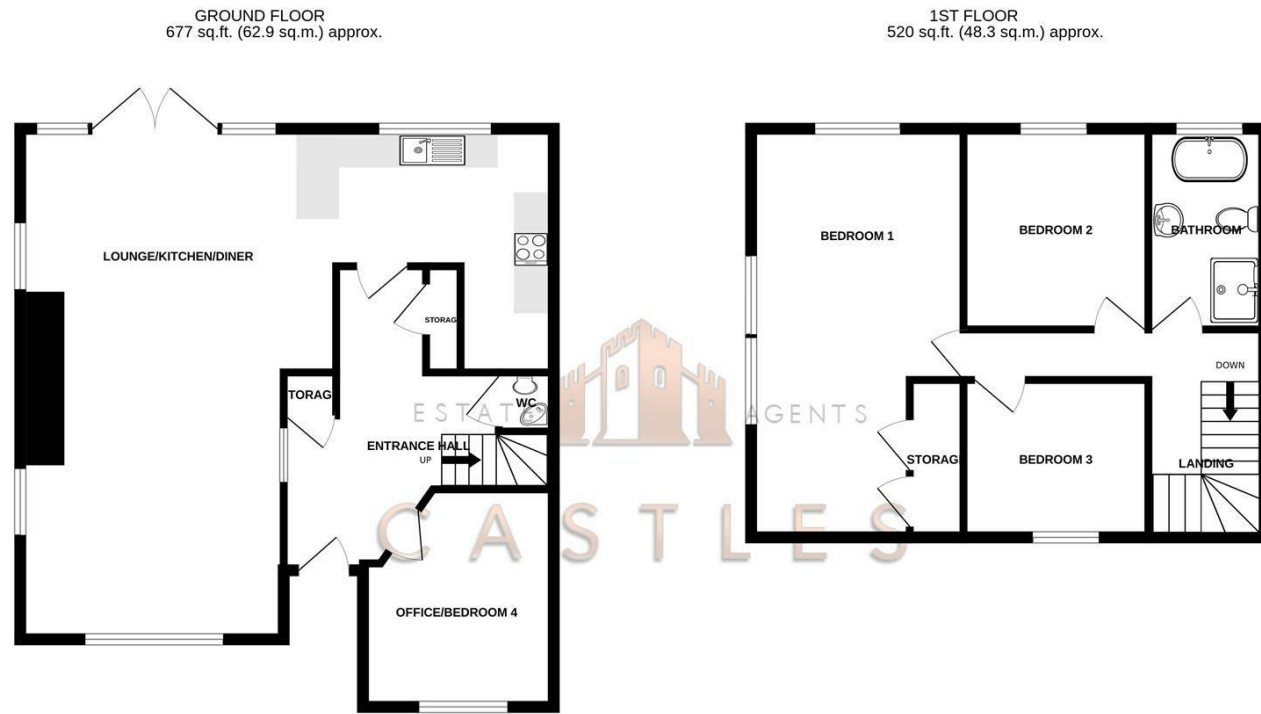


Floor Plan



TOTAL FLOOR AREA: 1197 sq.ft. (111.2 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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31 Dore Avenue  
Fareham, PO16 8BY

We are pleased to welcome to the market this exceptional four bedroom detached bungalow with solent views and plenty of off road parking situated on a large corner plot in Dore Avenue, Portchester.

The current owners have transformed this home to a high standard throughout and the ground floor consists of a large open plan kitchen - dining - lounge all in one with bi-folds opening out onto the garden. Accessible from the entrance hallway is a study which can be utilised as bedroom four if required, and a w/c.

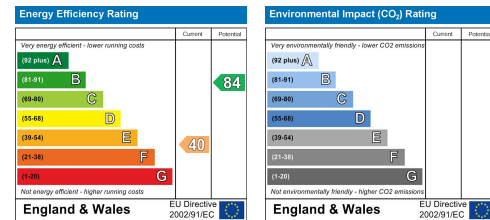
The recently added loft conversion now adds a first floor featuring a large primary bedroom suite with dressing room including very cleverly placed windows offering the solent views down through the harbour to the Spinnaker Tower of Portsmouth. There are two further bedrooms and a modern four piece bathroom suite on this level.

Externally there is a front driveway for parking for four vehicles easily off road. The large rear garden wraps around the side of the property too offering plenty of outdoor space which is south west facing so an abundance of sunshine throughout the day.

For more information or to arrange a viewing on this exceptional home please Call Castles today.

Offers in excess of £625,000

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.



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Directors: Charles Tuson & Gary Agar  
 Company Number: 12821075  
 VAT Number: 356389459

**31 Dore Avenue**  
 Fareham, PO16 8BY



- DETACHED BUNGALOW
- FOUR BEDROOMS
- NEW BATHROOM
- LOFT CONVERSION
- SOLENT VIEWS
- LARGE CORNER PLOT
- NEW KITCHEN
- OFF ROAD PARKING X 4
- SOUTH WEST FACING GARDEN
- EV CHARGING POINT

**KITCHEN/DINER/FAMILY ROOM**  
 12'1" x 24'3" x 14'5" x 26'6" x 10'9" (3.7 x 7.4 x 4.4 x 8.1 x 3.3)

**W/C**

**BEDROOM ONE**  
 7'10" x 20'4" x 10'5" (2.4 x 6.2 x 3.2)

**BEDROOM TWO**  
 9'2" x 9'10" (2.8 x 3.0)

**BEDROOM THREE**  
 7'10" x 9'2" (2.4 x 2.8)

**OFFICE/BEDROOM FOUR**  
 9'6" x 10'9" (2.9 x 3.3)

**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.

