
Approximate Area = 1755 sq ft / 163 sq m
Garage = 303 sq ft / 28.1 sq m
Total = 2058 sq ft / 191.1 sq m
For identification only - Not to scale



Energy Efficiency Rating

Rating	Current	Target
Very energy efficient - lower running costs	80	80
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

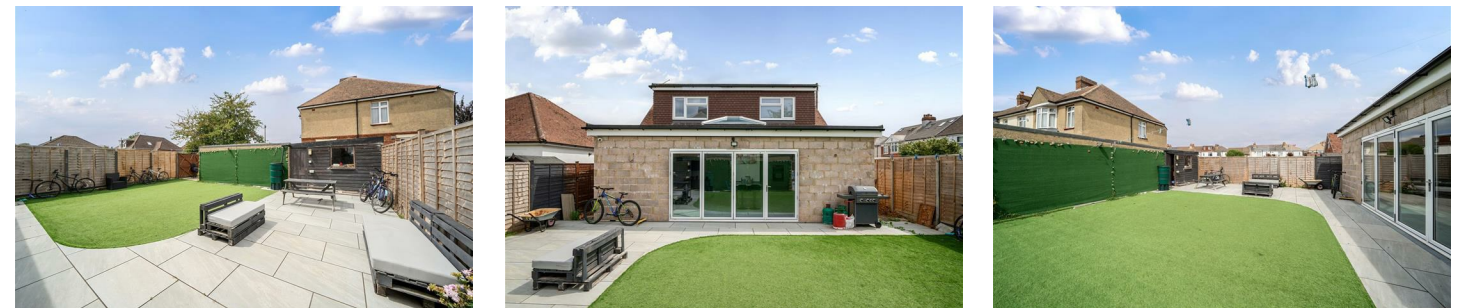
Environmental Impact (CO₂) Rating

Rating	Current	Target
Very environmentally friendly - lower CO ₂ emissions	80	80
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2006/102/EC

England & Wales



Offers over £550,000

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

5 Sandport Grove
Fareham, PO16 9EA



- DETACHED
- REAR EXTENSION
- GARAGE
- TWO BATHROOMS
- FOUR / FIVE BEDROOMS
- BI-FOLDS & SKYLIGHT
- OFF ROAD PARKING
- SOUTH WEST FACING GARDEN

- FRONT ROOM**
10'9" x 10'2" (3.3 x 3.1)
- STUDY / BEDROOM FIVE**
10'9" x 8'2" (3.3 x 2.5)
- KITCHEN DINER**
25'11" x 10'5" (7.9 x 3.2)
- DINING ROOM**
25'11" x 9'6" (7.9 x 2.9)
- SHOWER ROOM**
- BEDROOM ONE**
11'1" x 10'2" (3.4 x 3.1)
- BEDROOM TWO**
14'5" x 10'9" (4.4 x 3.3)
- BEDROOM THREE**
14'9" x 15'8" (4.5 x 4.8)

- BEDROOM FOUR**
12'1" x 9'2" (3.7 x 2.8)
- BATHROOM**
- GARAGE**
18'8" x 9'2" (5.7 x 2.8)

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 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.

