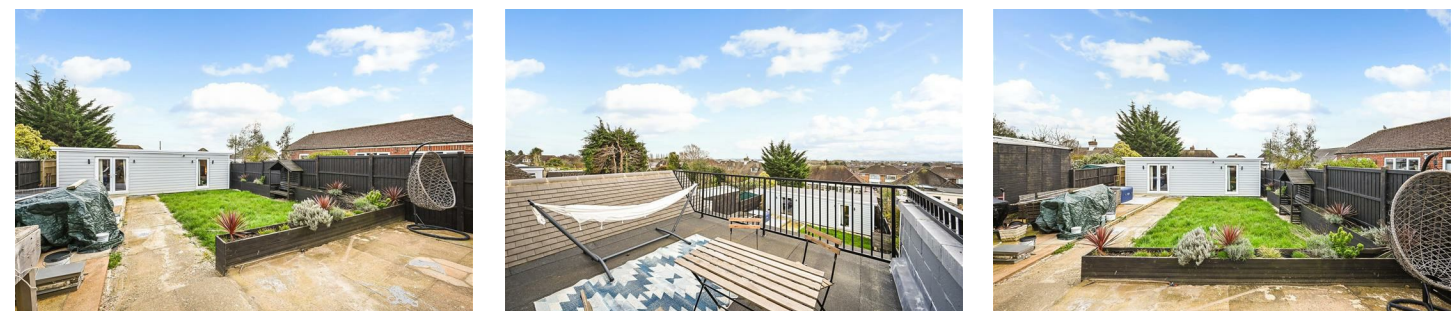
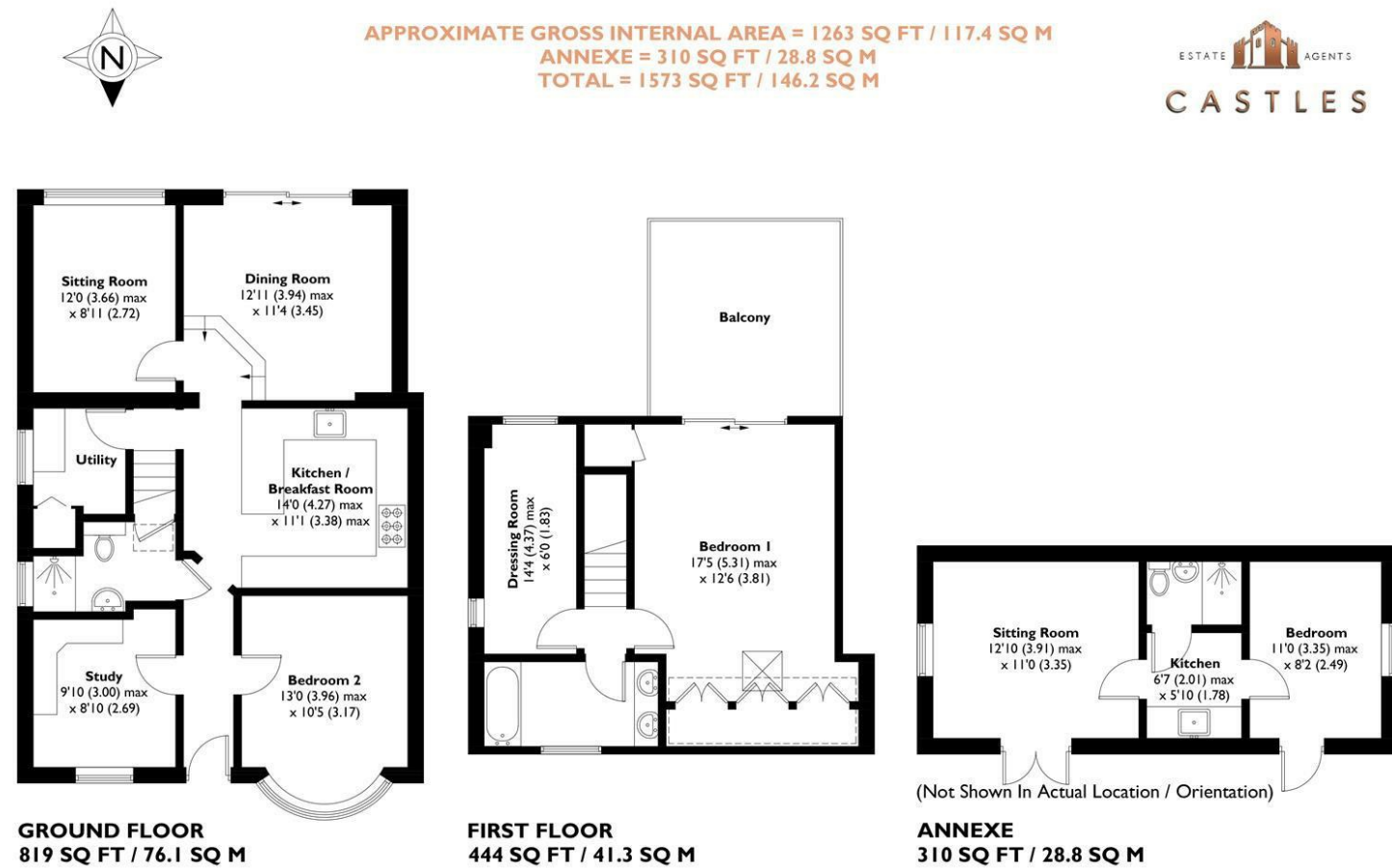


Floor Plan



**7 Morningside Avenue**  
Fareham, PO16 8LR

We are pleased to welcome to the market this exceptional four bedroom semi detached chalet bungalow with off road parking and annexe located in Morningside Avenue, Portchester.

This property has undergone a fair bit of refurbishment under the current owners tenure and has been completed to a fantastic standard.

To the front of the property are two rooms currently being utilised as a bedroom and a study. Moving through the home there is a utility and shower room accessible from the kitchen. A rear extension now houses a dining room and sitting room which could be utilised as another bedroom if required.

Moving upstairs there is a primary bedroom suite with access to a balcony which offers incredible views over the solent. There is a bathroom and dressing room also on this first floor.

Externally there is a front garden and driveway to the side of the property providing parking for two vehicles. The rear garden is South facing and features a self contained annexe at the bottom featuring lounge, double bedroom, kitchenette and modern shower room.

For more information or to arrange a viewing on this exceptional Portchester property please call Castles today.

**Offers over £450,000**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1064028)  
 Produced for Castles Estate Agents

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	<b>85</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (20 plus) <b>A</b> (15-19) <b>B</b> (10-14) <b>C</b> (5-9) <b>D</b> (1-4) <b>E</b> (0) <b>F</b> (-1) <b>G</b>	<b>G</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

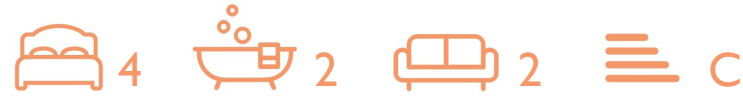
1 CASTLE STREET  
PORTCHESTER  
PO16 9QD

02394318899

CHARLES@CASTLESESTATES.CO.UK  
GARY@CASTLESESTATES.CO.UK  
SEAN@CASTLESESTATES.CO.UK

# 7 Morningside Avenue

Fareham, PO16 8LR



- CHALET BUNGALOW
- TWO BATHROOMS
- OPEN PLAN KITCHEN DINER
- SELF CONTAINED ANNEXE
- FOUR BEDROOMS
- EXTENDED
- SOUTH FACING GARDEN
- SOLENT VIEWS

### KITCHEN/BREAKFAST ROOM

13'9" x 10'9" (4.2 x 3.3)

### DINING ROOM

12'9" x 11'1" (3.9 x 3.4)

### SITTING ROOM

11'9" x 8'10" (3.6 x 2.7)

### STUDY

9'10" x 8'6" (3.0 x 2.6)

### UTILITY

### SHOWER ROOM

### BEDROOM TWO

12'9" x 10'2" (3.9 x 3.1)

### BEDROOM ONE

17'4" x 12'5" (5.3 x 3.8)

### DRESSING ROOM

14'1" x 5'10" (4.3 x 1.8)

### BATHROOM

### ANNEXE SITTING ROOM

12'9" x 10'9" (3.9 x 3.3)

### ANNEXE BEDROOM

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

### ANNEXE KITCHEN

6'6" x 5'2" (2.0 x 1.6)

### 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.

### 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.

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks 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.

