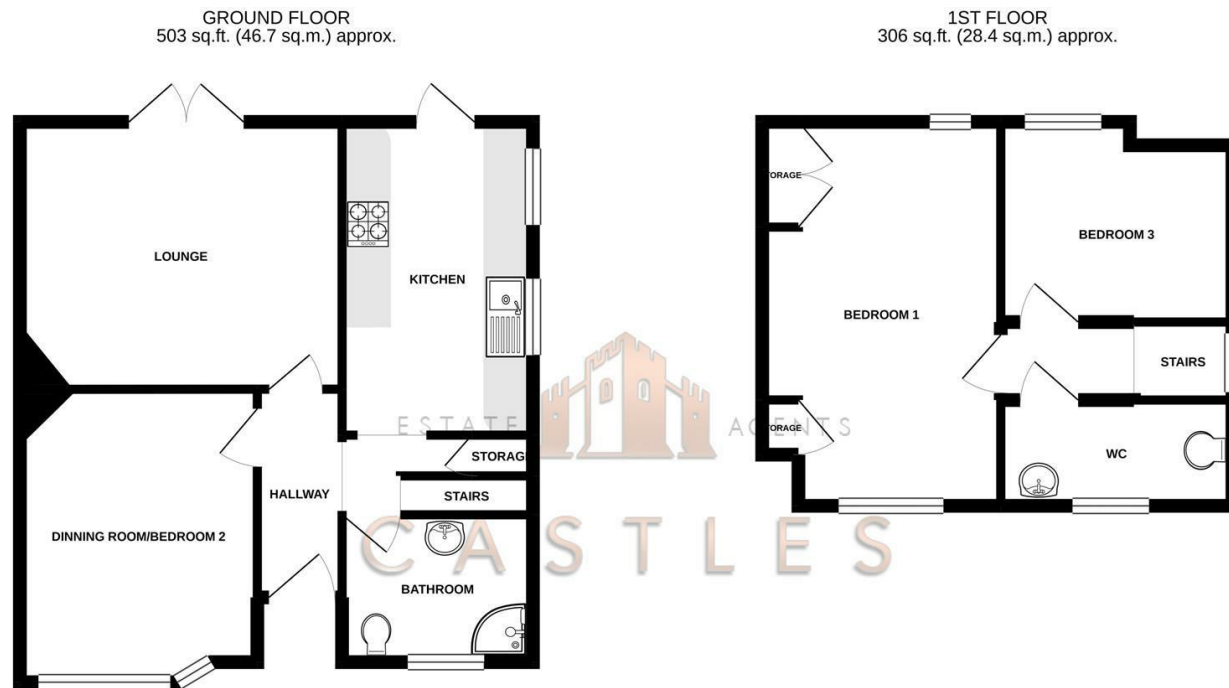


Floor Plan



**TOTAL FLOOR AREA: 809 sq.ft. (75.1 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.  
Made with Metropix ©2021



**29 Carlton Road**  
**Portchester, PO16 8JN**

\*\*\* 2/3 BEDROOM SEMI DETACHED CHALET BUNGALOW WITH AMAZING VIEWS OF THE SOLENT \*\*\*

Castles are pleased to welcome to the market this semi detached chalet bungalow in the quiet Portchester location of Carlton Road.

The bungalow has two upstairs bedrooms but also has the functionality to accommodate a downstairs bedroom should three bedrooms be needed. There is a modern fitted kitchen, bright and sunny lounge room which looks out across the solent and the south facing garden. There is also access to the garden via the rear of the kitchen.

The front of the property features the dining room/bedroom and a shower room. Externally there is a pleasant front garden upon entering the home with a shared driveway down the side with side access to the rear garden also. Upstairs features the main bedroom, smaller third bedroom and a w/c.

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

**Offers in excess of £300,000**

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 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		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(20 plus) <b>A</b>	
(81-91) <b>B</b>		(15-20) <b>B</b>	
(69-80) <b>C</b>		(10-15) <b>C</b>	
(55-68) <b>D</b>		(7-10) <b>D</b>	
(39-54) <b>E</b>		(4-7) <b>E</b>	
(21-38) <b>F</b>		(1-3) <b>F</b>	
(1-20) <b>G</b>		0 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK  
GARY@CASTLESTATES.CO.UK  
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 29 Carlton Road

Portchester, PO16 8JN



- SEMI DETACHED
- AMAZING SOLENT VIEWS
- SOUTH FACING GARDEN
- SHARED DRIVEWAY
- UPSTAIRS W/C
- CHALET BUNGALOW
- 2/3 BEDROOMS
- MODERN KITCHEN
- TWO BEDROOMS UPSTAIRS
- QUIET PORTCHESTER LOCATION

**LOUNGE**  
13'9" x 11'5" (4.2 x 3.5)

**KITCHEN**  
8'2" x 13'5" (2.5 x 4.1)

**DINING ROOM/BEDROOM TWO**  
12'5" x 10'2" (3.8 x 3.1)

**SHOWER ROOM**  
7'10" x 5'2" (2.4 x 1.6)

**BEDROOM ONE**  
16'4" x 10'2" (5.0 x 3.1)

**BEDROOM THREE**  
8'6" x 9'10" (2.6 x 3.0)

**UPSTAIRS W/C**  
3'3" x 7'2" (1 x 2.2)

**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.

