

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(10-10) C	
(55-68) D		(10-10) D	
(39-54) E		(10-10) E	
(21-38) F		(10-10) F	
(1-20) G		(10-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

30 Laverock Lea
Fareham, PO16 8DA

We are pleased to welcome to the market this four bedroom semi detached chalet bungalow with solent views and off road parking in the popular location of Laverock Lea, Portchester.

The property is well presented throughout and the ground floor consists of a lounge, dining room, modern fitted kitchen, shower room, downstairs w/c and a bedroom.

Moving up to the first floor there are three bedrooms, two of which have built in storage and a family bathroom. The views of the solent from the main bedroom are spectacular.

Externally there is off road parking to the front and side of the property, there is a garage and the rear garden is a generous size featuring paved seating area and lawn.

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

Asking price £450,000

DIRECTORS

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- SEMI DETACHED
- FOUR BEDROOMS
- OFF ROAD PARKING
- SOLENT VIEWS
- TWO BATHROOMS
- PORTCHESTER HILL LOCATION

LOUNGE
17'4" x 10'9" (5.3 x 3.3)

DINING/FAMILY ROOM
20'4" x 10'2" (6.2 x 3.1)

KITCHEN
12'9" x 8'6" (3.9 x 2.6)

SHOWER ROOM
5'10" x 5'2" (1.8 x 1.6)

BATHROOM
7'2" x 5'2" (2.2 x 1.6)

BEDROOM 1
9'2" x 11'9" (2.8 x 3.6)

BEDROOM 2
11'9" x 8'10" (3.6 x 2.7)

BEDROOM 3
12'1" x 6'10" (3.7 x 2.1)

BEDROOM 4
9'6" x 8'2" (2.9 x 2.5)

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.

