



**Energy Efficiency Rating**

Very energy efficient - lower running costs

Rating	Score Range	Color
A	92-100	Dark Green
B	81-91	Light Green
C	69-80	Yellow-Green
D	55-68	Yellow
E	39-54	Orange
F	21-38	Red-Orange
G	1-20	Red

Not energy efficient - higher running costs

Current: 57

Target: 82

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Rating	Score Range	Color
A	91-99	Dark Green
B	80-90	Light Green
C	69-79	Yellow-Green
D	55-68	Yellow
E	39-54	Orange
F	21-38	Red-Orange
G	1-20	Red

Not environmentally friendly - higher CO<sub>2</sub> emissions

Current: 82

Target: 57

EU Directive 2002/91/EC



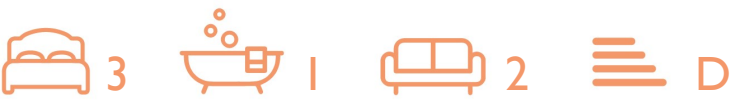
For more information or to arrange a viewing on this charming period property please call Castles today.

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

## Offers over £500,000



25 Great Southsea Street  
Southsea, PO5 3BY



- THREE BEDROOMS
- NEW KITCHEN
- LANDSCAPED SOUTH EAST FACING GARDEN
- CHARACTER PROPERTY
- SHORT WALK TO WATERFRONT
- GRADE II LISTED
- UNDER FLOOR HEATING
- 2 X PARKING PERMITS
- BUILT IN 1821
- CLOSE TO LOCAL SOUTHSEA SHOPS

**SITTING ROOM**  
25'7" x 10'9" (7.8 x 3.3)

**DOWNSTAIRS W/C**

**KITCHEN / DINING**  
22'11" x 10'5" (7.0 x 3.2)

**BEDROOM ONE**  
13'5" x 7'10" (4.1 x 2.4)

**BEDROOM TWO**  
10'5" x 10'2" (3.2 x 3.1)

**BATHROOM**

**BEDROOM THREE**  
10'2" x 7'2" (3.1 x 2.2)

**SHED**  
7'10" x 5'10" (2.4 x 1.8)

**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.

**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.

