



Floor Plan

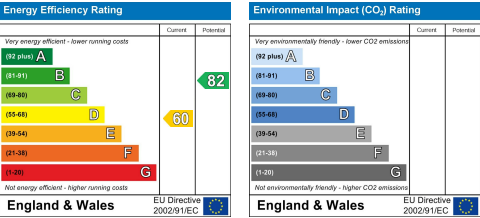


TOTAL FLOOR AREA: 1297 sq.ft. (120.5 sq.m.) approx.

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.

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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.



42 Kent Grove
Fareham, PO16 9HA

We are pleased to welcome to the market this exceptional three bedroom semi detached property with off road parking located a stones throw from the waterfront in Kent Grove, Portchester. The property is being sold with no forward chain.

This property has undergone an incredible transformation by the current owners. A large rear extension has to been added to the ground floor providing an open plan kitchen, dining and living area all wrapping into one. With skylight and huge windows offering lots of natural light to the space. The ground floor also features a modern four piece bathroom and double bedroom.

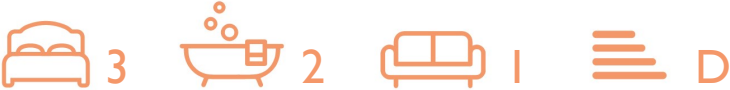
Moving upstairs thanks to a loft conversion there are now two very generous bedrooms. The primary bedroom benefitting from an en-suite shower room and views over the fields and waterfront.

Externally there is off road parking to the front, side access and the rear garden is South East facing and made up of paved areas, turf and features large summer house and shed.

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

Offers over £450,000

42 Kent Grove
Fareham, PO16 9HA



- NO FORWARD CHAIN
- TWO BATHROOMS
- OPEN PLAN LIVING
- CLOSE TO WATERFRONT
- SUMMER HOUSE IN GARDEN
- THREE BEDROOMS
- LARGE REAR EXTENSION
- IMMACULATE THROUGHOUT
- HUGE LOFT CONVERSION
- OFF ROAD PARKING

KITCHEN/FAMILY ROOM

20'8" x 23'7" x 9'2" x 21'3" x 15'1" (6.3 x 7.2 x 2.8 x 6.5 x 4.6)

DINING ROOM

12'9" x 12'1" (3.9 x 3.7)

BATHROOM

5'10" x 8'2" (1.8 x 2.5)

BEDROOM 1

16'8" x 11'5" (5.1 x 3.5)

EN-SUITE

4'3" x 9'2" (1.3 x 2.8)

BEDROOM 2

16'8" x 9'6" (5.1 x 2.9)

BEDROOM 3

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

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.

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.

