



Floor Plan

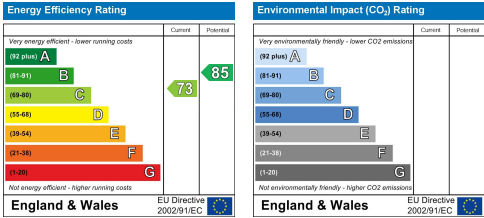


TOTAL FLOOR AREA : 1221 sq.ft. (113.5 sq.m.) approx.

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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8 Kent Grove
Fareham, PO16 9HB

We are pleased to welcome to the market this exceptional three bedroom mid terrace home with off road parking in the popular Portchester location of Kent Grove.

This home is extremely well presented throughout and has undergone a fair bit of renovation during the current owners tenure. They have extended and provided an open plan modern fitted kitchen diner across the rear with skylight and bi-folds across the rear opening up onto the garden. There is a lounge room to the front of the property and a downstairs w/c and utility completing the ground floor accommodation.

Moving upstairs there are three bedrooms and a modern family bathroom.

Externally there is a landscaped rear garden with a large summer house/bar at the bottom. To the front there is a driveway with off road parking.

The waterfront is a short walk away where you can walk east along to Portchester Castle or West towards Cams Golf Course and Fareham shops.

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



1 CASTLE STREET
PORTCHESTER
PO16 9QD

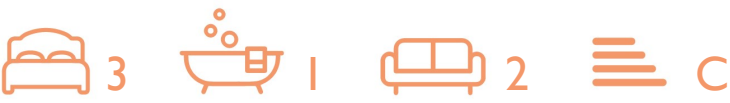


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8 Kent Grove
Fareham, PO16 9HB



- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- LARGE SUMMER HOUSE / BAR
- SHORT WALK TO WATERFRONT
- OFF ROAD PARKING
- BI-FOLDS ACROSS THE REAR
- LANDSCAPED GARDEN
- CLOSE TO LOCAL SHOPS

LOUNGE
12'5" x 11'1" (3.8 x 3.4)

KITCHEN DINER
17'4" x 15'8" (5.3 x 4.8)

UTILITY & W/C

BEDROOM ONE
12'5" x 9'6" (3.8 x 2.9)

BEDROOM TWO
9'10" x 8'10" (3.0 x 2.7)

BATHROOM
6'6" x 4'11" (2.0 x 1.5)

BEDROOM THREE
7'2" x 6'6" (2.2 x 2.0)

SUMMER HOUSE/BAR
14'5" x 13'5" (4.4 x 4.1)

STORAGE AREA
13'5" x 5'10" (4.1 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.

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. 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.

