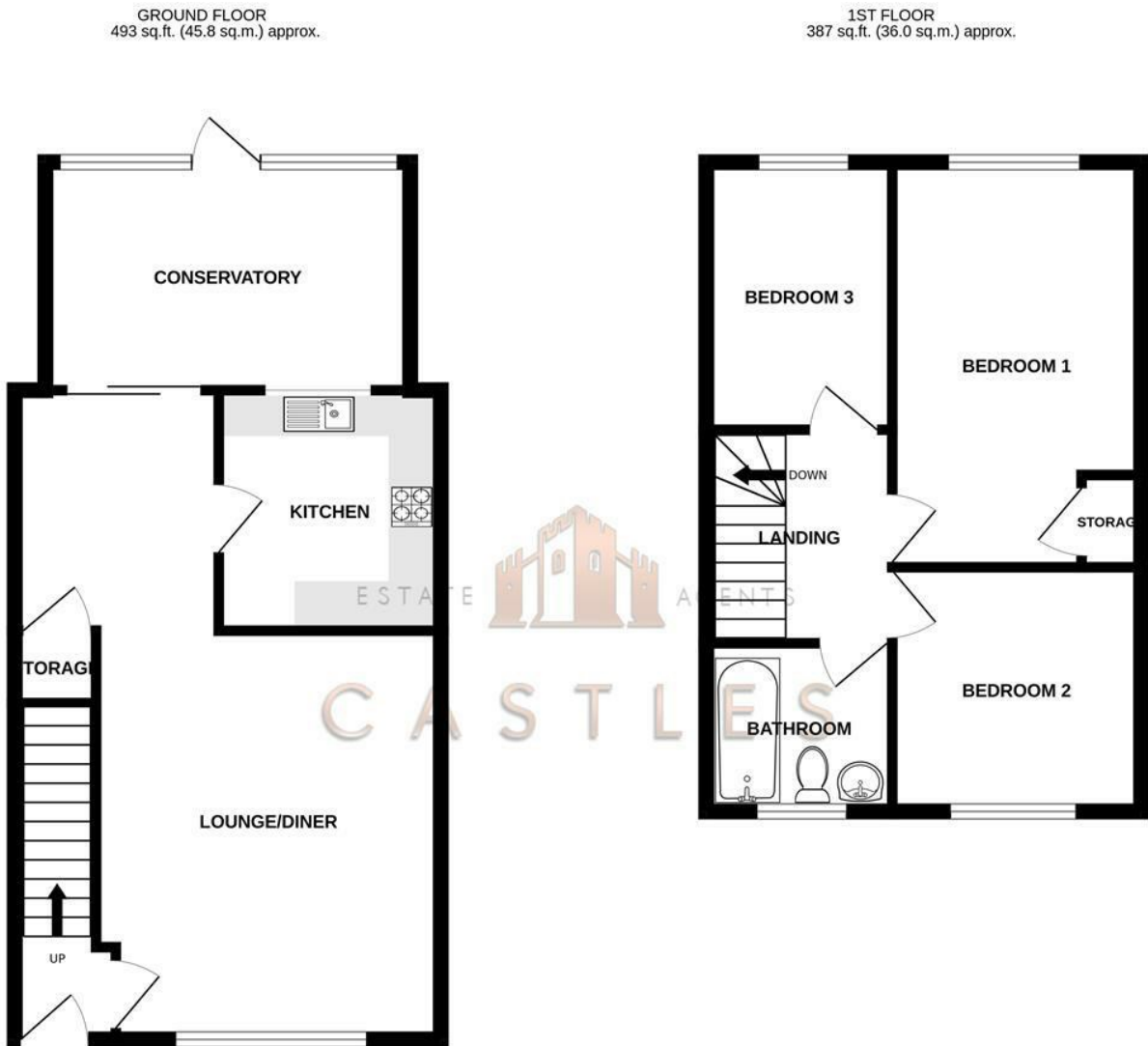




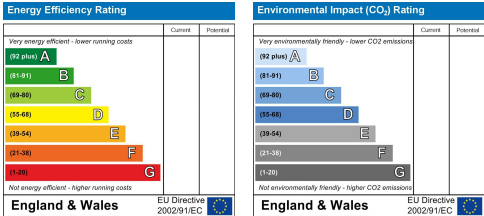
Floor Plan



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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.



41 Farmlea Road
Portsmouth, PO6 4SQ

We are pleased to welcome to the market this three bedroom mid terrace property with garage to the rear located in Farmlea Road, Paulsgrove.

The property requires modernisation but is a fair size and has huge potential.

The ground floors consists of an open plan lounge diner with access into the kitchen and via a sliding door access also into a conservatory to the rear. Moving upstairs there are three bedrooms and a family bathroom. From the bedrooms located at the rear of the property offer up sea views.

The garden is South facing so lots of sunshine and features a garage and rear access via a service road behind.

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

Asking price £200,000

41 Farmlea Road
Portsmouth, PO6 4SQ



- THREE BEDROOMS
- GARAGE TO THE REAR
- CUL-DE-SAC LOCATION
- CONSERVATORY
- SEA VIEWS
- REQUIRES MODERNISATION

LOUNGE/DINER
12'9" x 15'1" x 7'6" x 28'10" (3.9 x 4.6 x 2.3 x 8.8)

KITCHEN
8'2" x 8'10" (2.5 x 2.7)

CONSERVATORY
13'5" x 8'6" (4.1 x 2.6)

GARAGE

BEDROOM 1
9'2" x 15'1" (2.8 x 4.6)

BEDROOM 2
9'2" x 8'10" (2.8 x 2.7)

BEDROOM 3
6'10" x 9'10" (2.1 x 3.0)

BATHROOM
6'10" x 6'2" (2.1 x 1.9)

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 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.

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.

