

Floor Plan

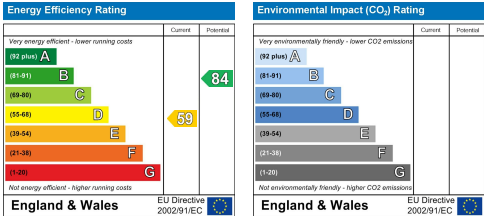


TOTAL FLOOR AREA: 1129 sq.ft. (104.9 sq.m.) approx.

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.



49 Neville Avenue  
Fareham, PO16 9NR

We are pleased to welcome to the market this exceptional three bedroom semi detached bungalow with off road parking in the popular Portchester location of Neville Avenue.

The property is well presented throughout and the ground floor consists of a reception room to the front which is currently being used as an office and a large open plan kitchen - lounge - diner area all in one with french doors opening on to the garden. Accessible from the entrance hall is utility and storage.

Moving upstairs there is a wide landing space with storage and two double bedrooms. The primary bedroom benefits from a modern en-suite shower room.

Externally there are two parking spaces on the front driveway and the rear garden is a generous size, south facing and has rear access.

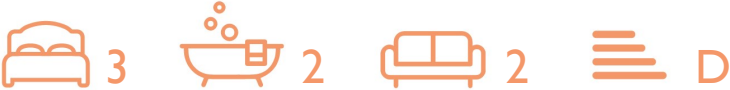
The waterfront and Portchester Castle is a short walk away.

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

Offers over £400,000



49 Neville Avenue  
Fareham, PO16 9NR



- THREE BEDROOMS
- TWO BATHROOMS
- SHORT WALK TO WATERFRONT
- PORTCHESTER CASTLE NEARBY
- OFF ROAD PARKING
- OPEN PLAN LIVING
- CLOSE TO LOCAL SHOPS
- HIGH SPECIFICATION

**KITCHEN/DINER/FAMILY RROM**  
17'8" x 22'7" (5.4 x 6.9)

**BATHROOM**  
10'5" x 5'6" (3.2 x 1.7)

**BEDROOM 1**  
11'5" x 13'9" (3.5 x 4.2)

**BEDROOM 2**  
11'1" x 11'5" (3.4 x 3.5)

**BEDROOM 3**  
9'10" x 11'5" (3.0 x 3.5)

**BATHROOM**  
10'5" x 5'6" (3.2 x 1.7)

**ENSUITE**  
4'3" x 8'6" (1.3 x 2.6)

**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.

