

Floor Plan



**TOTAL FLOOR AREA: 803 sq.ft. (74.6 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) <b>A</b>		(10-15) <b>A</b>	
(81-91) <b>B</b>		(16-20) <b>B</b>	
(69-80) <b>C</b>		(21-25) <b>C</b>	
(55-68) <b>D</b>		(26-30) <b>D</b>	
(39-54) <b>E</b>		(31-35) <b>E</b>	
(21-38) <b>F</b>		(36-40) <b>F</b>	
(1-20) <b>G</b>		(41-45) <b>G</b>	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



## 1 Seaview Avenue Fareham, PO16 8JB

\*\*\* 2/3 BEDROOM SEMI DETACHED CHALET BUNGALOW + PARKING \*\*\*

Castles Estate Agents are proud to welcome to the market this two/three bedroom semi detached chalet bungalow in the popular Portchester hill slopes location of Seaview Avenue.

The property was newly built 14 years ago and is very well presented throughout. The ground floor consists of a lounge area, downstairs w/c, bedroom three or separate sitting room (depending how you chose to use the space) and a modern fitted kitchen to the rear with double doors opening to the landscaped garden.

Upstairs there are two bedrooms and a beautifully presented family bathroom.

Externally there is plenty of outside space around the property as it sits on a corner plot. The rear garden is landscaped and there is rear access out to the parking area. To the front of the property there is also some extra garden space with views over the solent.

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

**Offers over £300,000**

DIRECTORS

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# I Seaview Avenue

Fareham, PO16 8JB



- 2/3 BEDROOMS
- CHALET BUNGALOW
- PORTCHESTER HILL SLOPES
- LANDSCAPED GARDENS
- CLOSE TO LOCAL SHOPS
- SEMI DETACHED
- OFF ROAD PARKING
- SOLENT VIEWS
- NEWLY BUILT 14 YEARS AGO
- WELL PRESENTED THROUGHOUT

**LOUNGE**  
13'09 x 13'10 (4.19m x 4.22m)

**DINING ROOM/BEDROOM THREE**  
9'10 x 10 (3.00m x 3.05m)

**W/C**

**KITCHEN**  
13'08 x 9'09 (4.17m x 2.97m)

**BEDROOM ONE**  
13'10 x 8'06 (4.22m x 2.59m)

**BEDROOM TWO**  
13'09 x 8'6 (4.19m x 2.59m)

**BATHROOM**  
7'02 x 5'09 (2.18m x 1.75m)

**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.

well recommended companies that would be happy to help and provide you with a quote.

**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,

