

Floor Plan



**TOTAL FLOOR AREA: 764 sq.ft. (71.0 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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**1 Farmlea Road**  
**Portsmouth, PO6 4SG**

We are pleased to welcome to the market this three bedroom end of terrace property with garage and off road parking located a stones throw from the waterfront in Farmlea Road.

The property is a short walk to Port Solent Marina, Portchester shops and Lidl in one direction, or the big Tescos and Aldi at North Harbour in the other.

The ground floor consists of a spacious lounge room to the front of the home with an open plan kitchen diner across the rear opening into the garden space.

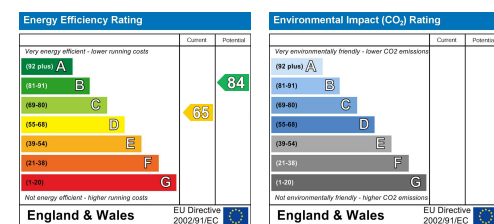
Moving upstairs there are three bedrooms and a shower room.

Externally the property is situated in a cul-de-sac and via a walkway you can walk down onto Southampton Road and the waterfront. The rear garden is a generous size and is all paved so low maintenance.

This property would be perfect for any first time buyers looking to get onto the ladder.

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

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.



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**Offers over £250,000**

# 1 Farmlea Road

Portsmouth, PO6 4SG



- END OF TERRACE
- GARAGE
- WELL PRESENTED
- CLOSE TO WATERFRONT
- THREE BEDROOMS
- OFF ROAD PARKING
- REQUIRES A LITTLE MODERNISATION
- CLOSE TO PORT SOLENT

**LOUNGE**  
12'9" x 14'9" (3.9 x 4.5)

**KITCHEN/DINER**  
16'0" x 9'2" (4.9 x 2.8)

**SHOWER ROOM**  
6'10" x 6'6" (2.1 x 2.0)

**BEDROOM ONE**  
8'10" x 14'9" (2.7 x 4.5)

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

**BEDROOM THREE**  
6'10" x 9'6" (2.1 x 2.9)

### 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.

### 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.

### 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.

