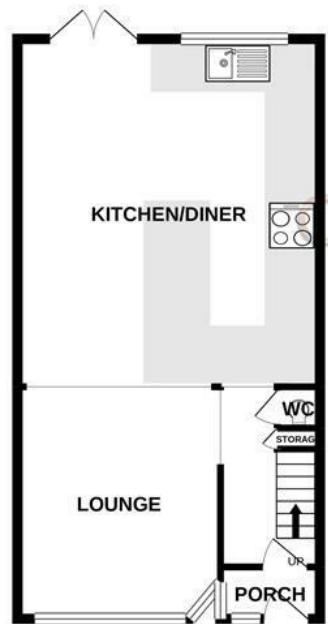
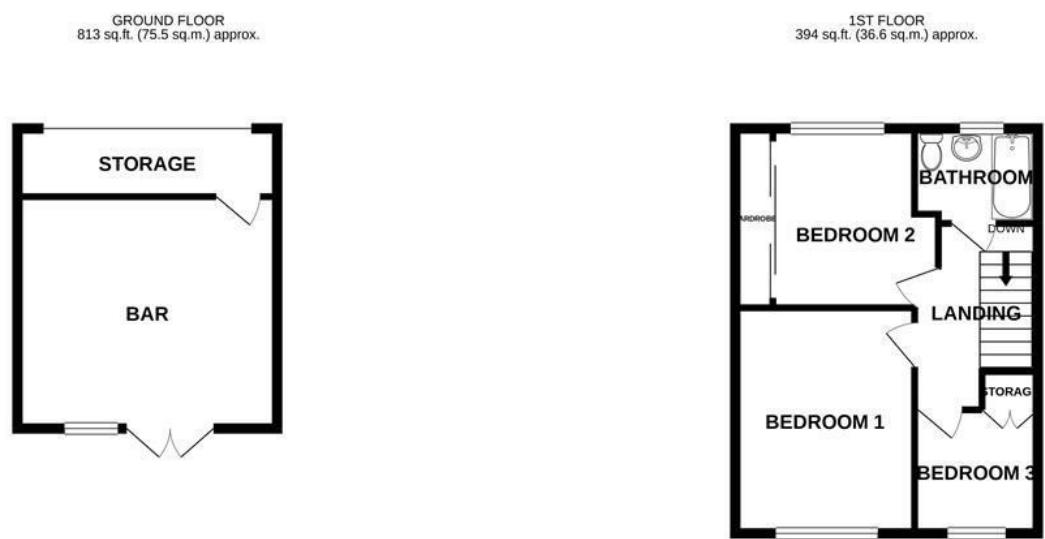
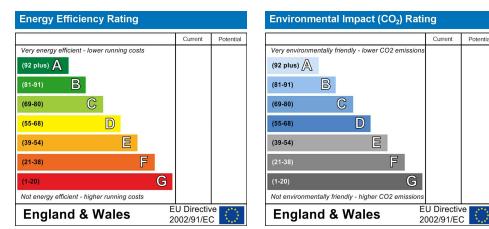


## Floor Plan



TOTAL FLOOR AREA: 1207 sq.ft. (112.1 sq.m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, certain items, 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.



## 4 Coppins Grove

Portchester, PO16 9HG

Castles are pleased to welcome to the market this well presented three bedroom house with off road parking in the popular location of Coppins Grove, Portchester.

The property has undergone a lot of refurbishment and now offers the very best in open plan living. You have a combined space for lounge, kitchen and dining room with island/breakfast bar, integrated appliances and range cooker. Just off of the kitchen there is a w/c which also houses the washing machine.

There are double doors opening on to the south east facing garden which features a recently converted double garage into what is now a large bar/summer house. There is still a section of the garage useable for storage.

Upstairs there is a modern bathroom and three bedrooms, two of which are fair sized doubles.

The loft, which is accessible via a ladder, is all boarded, plastered and carpeted and perfect for storage with a window for natural light.

This home is not one to be missed and is expected to sell quickly so please do call Castles today to arrange your viewing.

**Offers in excess of £325,000**

## DIRECTORS

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# 4 Coppins Grove

Portchester, PO16 9HG



- THREE BEDROOMS
- OPEN PLAN LIVING
- MODERN THROUGHOUT
- CLOSE TO WATERFRONT

## LOUNGE

11'5" x 13'1" (3.5 x 4.0)

## KITCHEN DINER

16'4" x 19'8" (5.0 x 6.0)

## W/C

## BEDROOM ONE

10'2" x 12'9" (3.1 x 3.9)

## BEDROOM TWO

9'10" x 10'2" (3.0 x 3.1)

## BEDROOM THREE

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

## BATHROOM

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

## OUTSIDE BAR / DOUBLE GARAGE

13'1" x 14'5" (4.0 x 4.4)

### 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.

