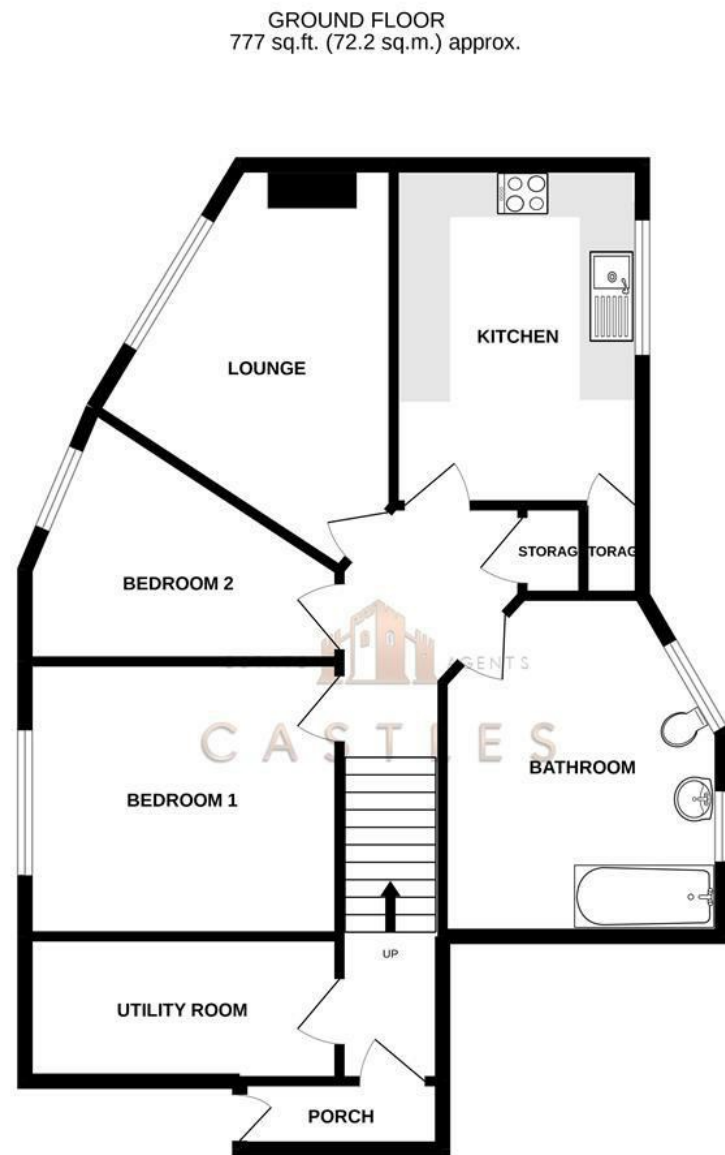


Floor Plan



TOTAL FLOOR AREA: 777 sq ft. (72.2 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 ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(20 plus) A	
(81-91) B		(10-20) B	
(69-80) C		(5-10) C	
(55-68) D		(1-5) D	
(39-54) E		(0-1) E	
(21-38) F		(0-1) F	
(1-20) G		(0-1) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



56 Castle View Road
Fareham, PO16 9LA

*** TWO BEDROOM FIRST FLOOR MAISONETTE WITH LARGE PRIVATE GARDEN ***

Castles are pleased to welcome to the market this two bedroom first floor maisonette with large private garden in the popular Portchester location of Castle View Road.

The property is well presented throughout and has its own private entrance via a porch. Just inside on the left before heading upstairs there is a fair sized utility room.

The first floor is comprised of a fair sized lounge room, modern fitted kitchen with breakfast bar, bathroom and two bedrooms. The primary bedroom is a good sized double and the second bedroom is slightly smaller.

Externally there is a large private garden which is south facing and has views of Portchester Castle. To walk through to the waterfront and the castle you are looking at 5 minutes maximum.

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

Offers over £200,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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PORTCHESTER
PO16 9QD



02394318899



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SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

56 Castle View Road

Fareham, PO16 9LA



- LARGE PRIVATE GARDEN
- MAISONETTE
- MODERN KITCHEN
- SHORT WALK TO CASTLE
- TWO BEDROOMS
- FIRST FLOOR
- MODERN BATHROOM
- PEACEFUL LOCATION

PORCH
7'6" x 5'10" (2.3 x 1.8)

UTILITY
9'10" x 5'6" (3.0 x 1.7)

LOUNGE
15'8" x 11'5" (4.8 x 3.5)

KITCHEN
11'5" x 9'6" (3.5 x 2.9)

BATHROOM
11'1" x 8'10" (3.4 x 2.7)

BEDROOM ONE
12'1" x 10'5" (3.7 x 3.2)

BEDROOM TWO
11'9" x 11'9" (3.6 x 3.6)

Lease Information
Lease Length: 86 Years Remaining

Ground Rent & Service Charges: £750 P.A

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.

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.

