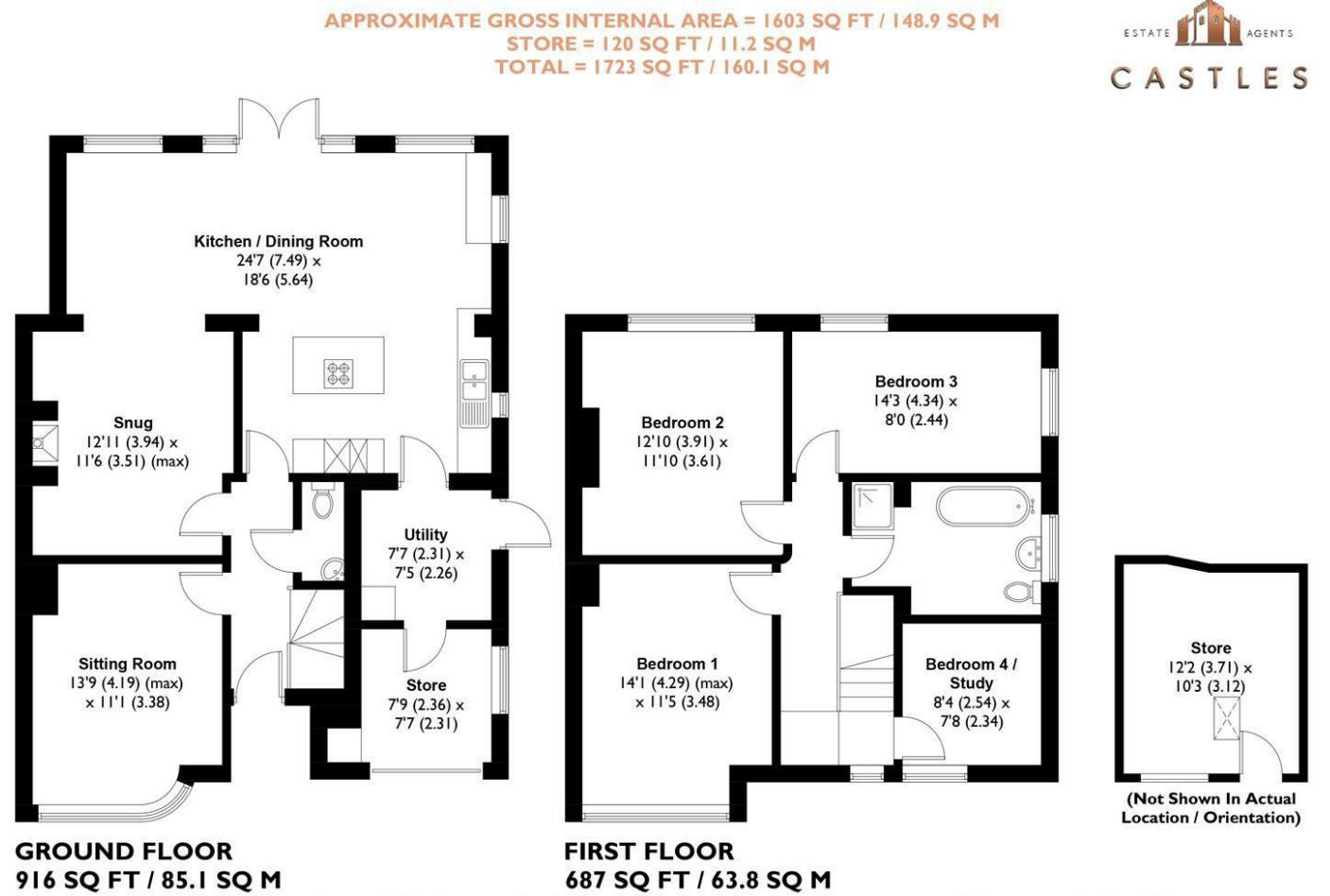
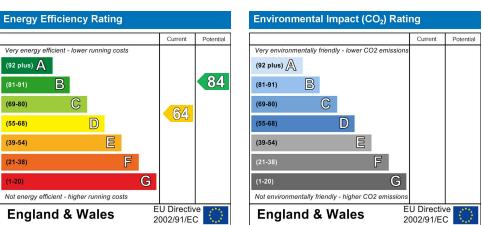


## Floor Plan



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.



## DIRECTORS

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## 43 Leith Avenue

Fareham, PO16 8HN

We are pleased to welcome to the market this exceptional four bedroom semi detached home with off road parking in the popular Portchester hill slopes location of Leith Avenue.

This home is finished to a very high standard throughout and the ground floor consists of two reception rooms with one being open plan into the kitchen diner which spans the rear of the property. The kitchen diner is flooded with natural light and French doors open out onto the garden. There is a utility room and downstairs w/c with a storage room being accessible via the utility.

Moving upstairs there are four bedrooms and one family bathroom which features a separate shower and a bath.

Other benefits include under floor heating and solar panels.

Externally there is ample off road parking to the front on the driveway and the rear garden is a fair size featuring a decked and lawn area.

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

Offers over £450,000

# 43 Leith Avenue Fareham, PO16 8HN



- SEMI DETACHED
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- FOUR BEDROOMS
- SOLENT VIEWS

**SITTING ROOM**  
13'8" x 11'1" (4.19 x 3.38)

**SNUG**  
12'11" x 11'6" (3.94 x 3.51)

**KITCHEN DINER**  
24'6" x 18'6" (7.49 x 5.64)

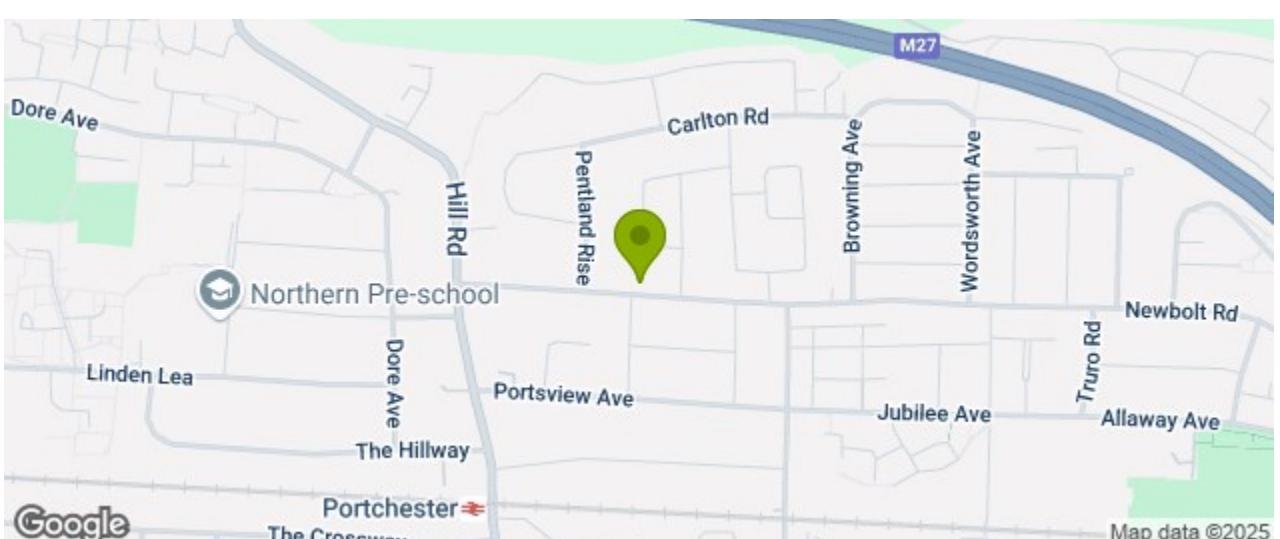
**UTILITY ROOM**  
7'6" x 7'4" (2.31 x 2.26)

**STORE ROOM**  
7'8" x 7'6" (2.36 x 2.31)

**DOWNSTAIRS W/C**

**BEDROOM ONE**  
14'0" x 11'5" (4.29 x 3.48)

**BEDROOM TWO**  
12'9" x 11'10" (3.91 x 3.61)



- LARGE FAMILY HOME
- OPEN PLAN KITCHEN DINER
- POPULAR PORTCHESTER LOCATION
- THREE RECEPTION ROOMS
- CLOSE TO LOCAL SHOPS

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.

**BEDROOM THREE**  
14'2" x 8'0" (4.34 x 2.44)

**BEDROOM FOUR / STUDY**  
8'3" x 7'8" (2.54 x 2.34)

## 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

