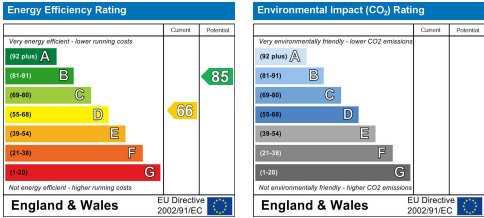


Floor Plan



TOTAL FLOOR AREA : 680 sq.ft. (63.1 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



30 Leith Avenue

Fareham, PO16 8HW

We are pleased to welcome to the market this two bedrom semi detached bungalow with off road parking and garage in the popular Portchester location of Leith Avenue.

Upon entry the property consists of a large entrance hall with access into two double bedrooms, one of which is currently being utilised as a separate dining room. There is a large lounge room with bay window overlooking the gardens, modern shower room and kitchen with access out to the decked area behind the property with steps down into the garden.

The rear garden is a fair size and is South facing so plenty of sunshine throughout the day. To the side of the proeprty is a driveway for three cars and a detached garage. The front has gates to the driveway and a front garden which could be converted into more parking if required.

There is scope to extend to the rear and add a loft conversion like most have done in the road should you be looking to add extra square footage. All subject to relevant planning consents of course.

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

Offers over £325,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



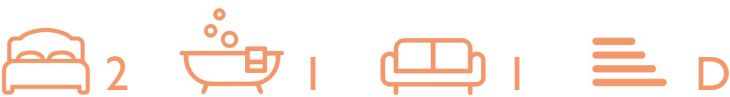
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

30 Leith Avenue
Fareham, PO16 8HW



- SEMI DETACHED BUNGALOW
- DRIVEWAY PARKING & GARAGE
- FITTED KITCHEN
- LARGE LOUNGE
- TWO DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN
- FITTED BATHROOM
- NO FORWARD CHAIN

LOUNGE
14'1" x 16'8" (4.3 x 5.1)

KITCHEN
8'10" x 9'6" (2.7 x 2.9)

SHOWER ROOM
5'10" x 5'10" (1.8 x 1.8)

BEDROOM 1
10'9" x 15'1" (3.3 x 4.6)

BEDROOM 2
11'1" x 9'2" (3.4 x 2.8)

GARAGE

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 at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

