

Floor Plan



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(10 plus) <b>A</b>	
(81-91) <b>B</b>		(10-11) <b>B</b>	
(69-80) <b>C</b>		(10-10) <b>C</b>	
(55-68) <b>D</b>		(10-10) <b>D</b>	
(39-54) <b>E</b>		(10-10) <b>E</b>	
(21-38) <b>F</b>		(10-10) <b>F</b>	
(1-20) <b>G</b>		(10-10) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



## 48 Portsvie Avenue Fareham, PO16 8LU

We are pleased to welcome to the market this exceptional three bedroom semi detached property with off road parking and garage in the popular Portchester location of Portsvie Avenue. This property is being sold with No Forward Chain.

The ground floor of this 1930s built Sturgess home features an entrance porch, dining room, open plan lounge / tv room, kitchen and shower room. The ground floor has had a rear extension added providing more space to the kitchen and extra living space from the lounge. There is a great blend of character and original features with modernisation throughout this home.

Moving upstairs there is a landing, family bathroom with four piece suite and three bedrooms. Two of the bedrooms are generous doubles with built in storage in both.

Externally there is driveway to the front for parking two to three vehicles comfortably. Shared driveway to the side allows access to the garage and side gate into the rear garden. The rear garden is a generous size and features sheds for storage, a paved patio area directly behind the property with seating and lawns and bushes.

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

**Offers over £425,000**

**48 Portsvie Avenue**  
Fareham, PO16 8LU



- THREE BEDROOMS
- REAR EXTENSION
- GARAGE
- SEMI DETACHED
- TWO BATHROOMS
- OFF ROAD PARKING
- GENEROUS GARDEN
- NO FORWARD CHAIN

**DINING ROOM**  
13'5" x 11'1" (4.1 x 3.4)

**LOUNGE**  
11'9" x 12'5" (3.6 x 3.8)

**RECEPTION ROOM**  
10'5" x 8'6" (3.2 x 2.6)

**KITCHEN**  
6'10" x 18'4" x 2'7" (2.1 x 5.6 x 0.8)

**SHOWER ROOM**  
4'7" x 4'11" (1.4 x 1.5)

**BATHROOM**  
7'2" x 7'2" (2.2 x 2.2)

**BEDROOM 1**  
11'9" x 11'5" (3.6 x 3.5)

**BEDROOM 2**  
10'5" x 12'5" (3.2 x 3.8)

**BEDROOM 3**  
7'2" x 7'2" (2.2 x 2.2)

**GARAGE**  
9'2" x 20'0" (2.8 x 6.1)

**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.

