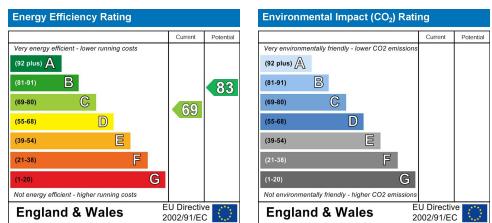


## Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026. Produced for Castles Estate Agents Hampshire Ltd. REF: 1407616

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.



**CASTLES**  
 ESTATE AGENTS



## 25 Laverock Lea Fareham, PO16 8DA

We are pleased to welcome to the market this exceptional four bedroom detached property with garage and off road parking situated in Laverock Lea, Portchester.

The property has undergone a huge transformation by the current owners, maximising the space by adding a rear extension with skylight and bi-fold doors and a side extension.

The ground floor consists of a lounge room to the front with media wall, shelving and fireplace feature. The rear of the property is all open plan living featuring kitchen and dining space with island/breakfast bar. There is a utility room with access into the garage and a separate shower room.

Moving upstairs there are four bedrooms in total and a family bathroom. The bedroom located at the rear have amazing views over the solent.

Externally there is off road parking to the front and the rear garden has been landscaped featuring paved patio and seating areas directly behind the property. Astro turf lawns and paved steps down to the large summer house / bar at the bottom of the garden. This is a huge space for entertaining and has storage capabilities. This space if required could potentially be converted into an annexe.

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

**Asking price £675,000**

02394 318899

www.castlesestates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 25 Laverock Lea

Fareham, PO16 8DA



- FOUR BEDROOMS
- TWO BATHROOMS
- OFF ROAD PARKING
- SOLENT VIEWS

## RECEPTION ROOM

12'5" x 12'1" (3.8 x 3.7)

## KITCHEN / RECEPTION

24'11" x 19'0" (7.6 x 5.8)

## UTILITY

10'2" x 7'2" (3.1 x 2.2)

## SHOWER ROOM

## GARAGE

16'0" x 7'10" (4.9 x 2.4)

## BEDROOM ONE

18'8" x 13'5" (5.7 x 4.1)

## BEDROOM TWO

11'5" x 10'5" (3.5 x 3.2)

## BEDROOM THREE

10'5" x 7'6" (3.2 x 2.3)

## BEDROOM FOUR

8'2" x 7'10" (2.5 x 2.4)

## BATHROOM

## GAMES ROOM

22'3" x 17'0" (6.8 x 5.2)

## STORAGE

8'10" x 7'2" (2.7 x 2.2)

## STORE

13'9" x 6'10" (4.2 x 2.1)

## 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 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.

