

\_\_\_\_\_



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current                 | Planned                                        |                                                                 |
| Very energy efficient - lower running costs |                         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92-100) <b>A</b>                           |                         |                                                | (0-10) <b>A</b>                                                 |
| (81-91) <b>B</b>                            |                         |                                                | (11-21) <b>B</b>                                                |
| (69-80) <b>C</b>                            |                         |                                                | (22-32) <b>C</b>                                                |
| (55-68) <b>D</b>                            |                         |                                                | (33-43) <b>D</b>                                                |
| (39-54) <b>E</b>                            |                         |                                                | (44-54) <b>E</b>                                                |
| (21-38) <b>F</b>                            |                         |                                                | (55-64) <b>F</b>                                                |
| (1-20) <b>G</b>                             |                         |                                                | (65-74) <b>G</b>                                                |
| Not energy efficient - higher running costs |                         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |                                                | <b>England &amp; Wales</b>                                      |
|                                             |                         |                                                | EU Directive 2002/91/EC                                         |



We are pleased to welcome to the market this five bedroom detached property with off road parking, garage and annexe capabilities in the popular Portchester location of Pentland Rise.

The property is well presented throughout and the ground floor consists of a large lounge room, separate dining room, modern fitted kitchen and downstairs shower room. At the rear of the property is two bedrooms and a shower room with a smaller living room giving you the ability to have this as an annexe or part of the main residence.

Moving upstairs there are two fair sized bedrooms and one smaller bedroom/office room and a family bathroom.

Externally to the front there is off road parking for three cars, garden space and access into garage. The rear garden is a generous size and features paved area, lawns and bordering plants/bushes.

There are fantastic solent views on offer from this home.

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

## Offers over £700,000



32 Pentland Rise  
Fareham, PO16 8JL



- FIVE BEDROOMS
- THREE BATHROOMS
- SOLENT VIEWS
- ANNEXE CAPABILITIES
- DETACHED
- OFF ROAD PARKING
- GARAGE
- LARGE FAMILY HOME

**LIVING ROOM**  
23'3" x 11'9" (7.1 x 3.6)

**DINING ROOM**  
14'9" x 11'9" (4.5 x 3.6)

**EXTRA DINING ROOM**  
13'9" x 9'10" (4.2 x 3.0)

**KITCHEN**  
18'4" x 7'2" (5.6 x 2.2)

**SHOWER ROOM**

**BEDROOM ONE**  
10'9" x 10'5" (3.3 x 3.2)

**BEDROOM FOUR**  
9'10" x 6'6" (3.0 x 2.0)

**SHOWER ROOM**

**BEDROOM TWO**  
16'0" x 13'9" (4.9 x 4.2)

**BEDROOM THREE**  
11'9" x 8'6" (3.6 x 2.6)

**OFFICE/BEDROOM FOUR**  
8'6" x 5'10" (2.6 x 1.8)

**BATHROOM**

**GARAGE**  
19'4" x 8'10" (5.9 x 2.7)

**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.

**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.

