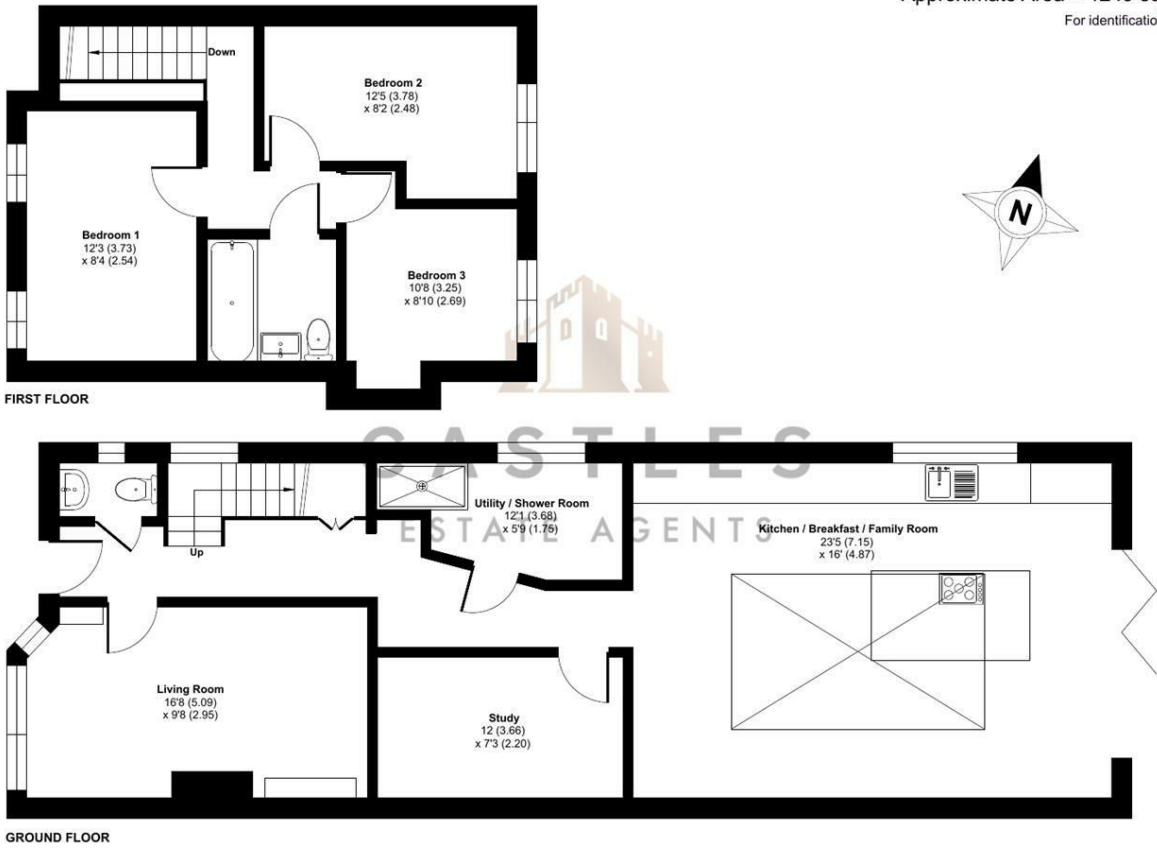




Floor Plan

Merton Crescent, Portchester, Fareham, Hampshire, Fareham, PO16

Approximate Area = 1249 sq ft / 116 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Castles Estate Agents Hampshire Ltd. REF: 1424294



44 Merton Avenue  
Fareham, PO16 9NE

Nestled in the desirable area of Merton Avenue, Portchester, this charming semi-detached bungalow offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you will be greeted by an immaculately presented interior that exudes warmth and style. The spacious kitchen and family room is a standout feature, boasting bi-fold doors that seamlessly connect the indoor space to a large, west-facing rear garden. This outdoor area is perfect for entertaining or simply enjoying the sunshine.

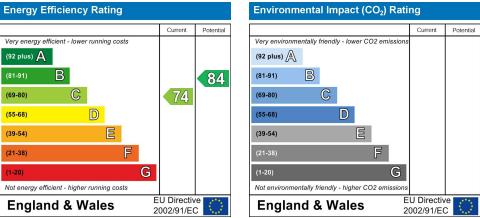
This extended chalet bungalow is thoughtfully designed with convenience in mind, featuring a downstairs shower room, an additional bathroom upstairs, and a separate WC. A dedicated study provides a quiet space for work or study, catering to the needs of modern living.

For those with vehicles, the property offers off-road parking for two cars, along with side pedestrian access, enhancing the practicality of this lovely home.

With no forward chain, this property is ready for you to move in and make it your own. Whether you are looking to downsize or seeking a family home, this bungalow on Merton Avenue is a must-see. Don't miss the opportunity to view this delightful property that combines space, style, and a fantastic location.

Offers over £475,000

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.



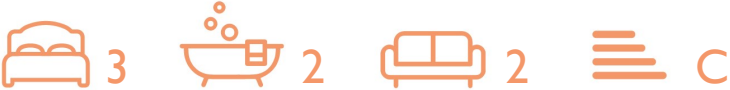
02394318899

www.castlesstates.co.uk

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

Directors: Charles Tuson | Gary Agar | Sean Wren  
Company Number: 12821075  
VAT Number: 356389459

44 Merton Avenue  
Fareham, PO16 9NE



- SEMI DETACHED
- LOUNGE WITH LOG BURNER
- EXTENDED
- HIGH SPECIFICATION
- OFF ROAD PARKING
- THREE BEDROOMS
- NO FORWARD CHAIN
- TWO BATHROOMS
- LARGE REAR GARDEN
- WALKING DISTANCE TO WATERFRONT

KITCHEN - DINING - FAMILY ROOM

23'3" x 15'8" (7.1 x 4.8)

LIVING ROOM

16'4" x 9'6" (5.0 x 2.9)

UTILITY SHOWER ROOM

11'9" x 5'6" (3.6 x 1.7)

STUDY

11'9" x 7'2" (3.6 x 2.2)

BEDROOM ONE

12'1" x 8'2" (3.7 x 2.5)

BEDROOM TWO

12'1" x 7'10" (3.7 x 2.4)

BEDROOM THREE

10'5" x 8'6" (3.2 x 2.6)

BATHROOM

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.

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.

