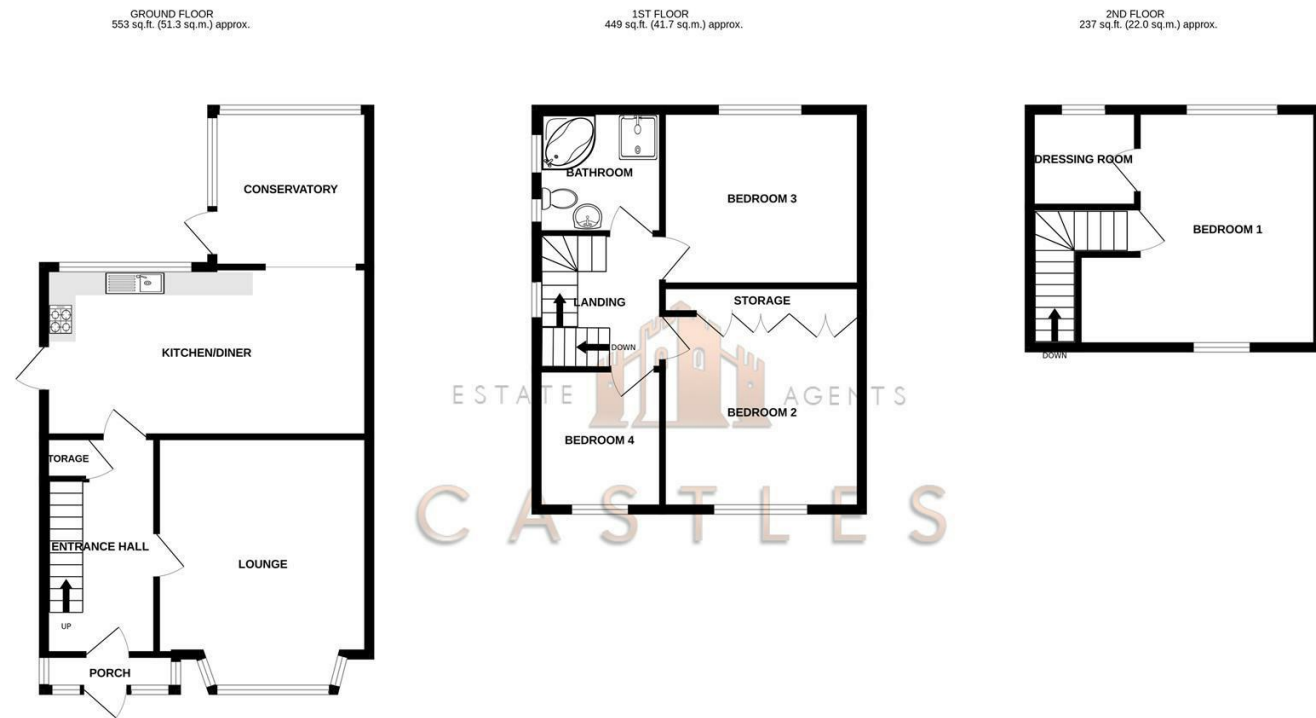


Floor Plan



ESTATE AGENTS
CASTLES

TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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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5 Blakemere Crescent Portsmouth, PO6 3SG

We are pleased to welcome to the market this three bedroom semi detached property located in Blakemere Crescent, Paulsgrove.

This home is well presented throughout and would make the perfect first time purchase.

The layout downstairs consists of an entrance porch, large lounge room to the front with a kitchen diner across the rear of the home with access into the conservatory.

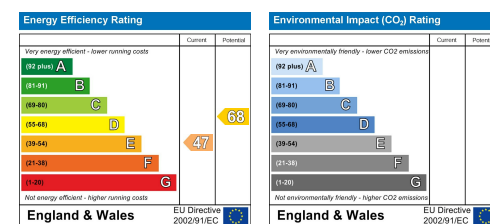
Moving upstairs there are three bedrooms and a bathroom. A loft conversion has been done providing another room on the top floor.

Externally the garden is a fair size, it is South West facing so plenty of sunshine throughout the day. It is low maintenance featuring paving and a raised decked seating area.

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

Offers over £250,000

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Directors: Charles Tuson & Gary Agar

Company Number: 12821075

VAT Number: 356389459

5 Blakemere Crescent

Portsmouth, PO6 3SG



- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- SOUTH WEST FACING GARDEN
- CONSERVATORY
- LOFT ROOM
- SEMI DETACHED
- LOFT CONVERSION
- A PERFECT FIRST TIME BUY

LOUNGE

12'5" x 14'9" (3.8 x 4.5)

KITCHEN/DINER

19'0" x 9'10" (5.8 x 3.0)

CONSERVATORY

9'2" x 9'2" (2.8 x 2.8)

BATHROOM

6'2" x 5'6" (1.9 x 1.7)

BEDROOM 1

10'5" x 13'9" (3.2 x 4.2)

BEDROOM 2

11'5" x 10'2" (3.5 x 3.1)

BEDROOM 3

11'5" x 10'2" (3.5 x 3.1)

BEDROOM 4

8'2" x 8'6" (2.5 x 2.6)

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.

