

FOR SALE



Sunlight Gardens, Fareham
Asking Price Of £185,000

MARTIN&CO

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- Two Bedroom Flat
- Ground Floor
- Allocated Parking
- Communal Garden
- Close To Play Area

Beautifully renovated two-bedroom ground floor flat in the highly sought-after Sunlight Gardens, Fareham. Early viewing is highly recommended.

Before stepping through your private front door, you'll immediately appreciate the convenience and thoughtful design that this property offers. A dedicated parking space awaits you just outside, ensuring effortless arrivals every time. Beyond that, a large, well-maintained communal garden invites you to enjoy moments of tranquility, perfect for unwinding, connecting with nature, or even socializing with neighbours.

As you make your way into the flat, you're welcomed by a bright and airy hallway that sets the tone for the entire home. The hallway offers not just space but practicality, with two generously sized storage rooms that provide ample capacity for all your organizational needs, whether it's coats,



shoes, or household essentials.

To your right, you'll find a spacious double bedroom that exudes comfort and calm. With its large window overlooking the lush communal gardens, this room offers a serene escape where you can wake up to the soothing sights of greenery each morning. The thoughtful layout of this room provides plenty of options for furniture placement, allowing you to personalize the space to your taste.

Directly across the hall is the stylish family bathroom, a standout feature of the flat. Finished to a high standard, it includes a modern shower-over-bath setup, sleek fixtures, and elegant tiling that adds a touch of luxury. This space strikes the perfect balance between functionality and refinement, making it a pleasure to use.

Continuing down the hallway, you'll come to the second double bedroom. The heart of the home lies ahead in the expansive lounge and dining area. This generously proportioned space is perfect for both everyday living and entertaining, with enough room to comfortably accommodate a dining table, lounge furniture, and even a home workspace if needed. The large windows invite natural light to pour in, creating an inviting atmosphere that's ideal for relaxation or hosting guests.

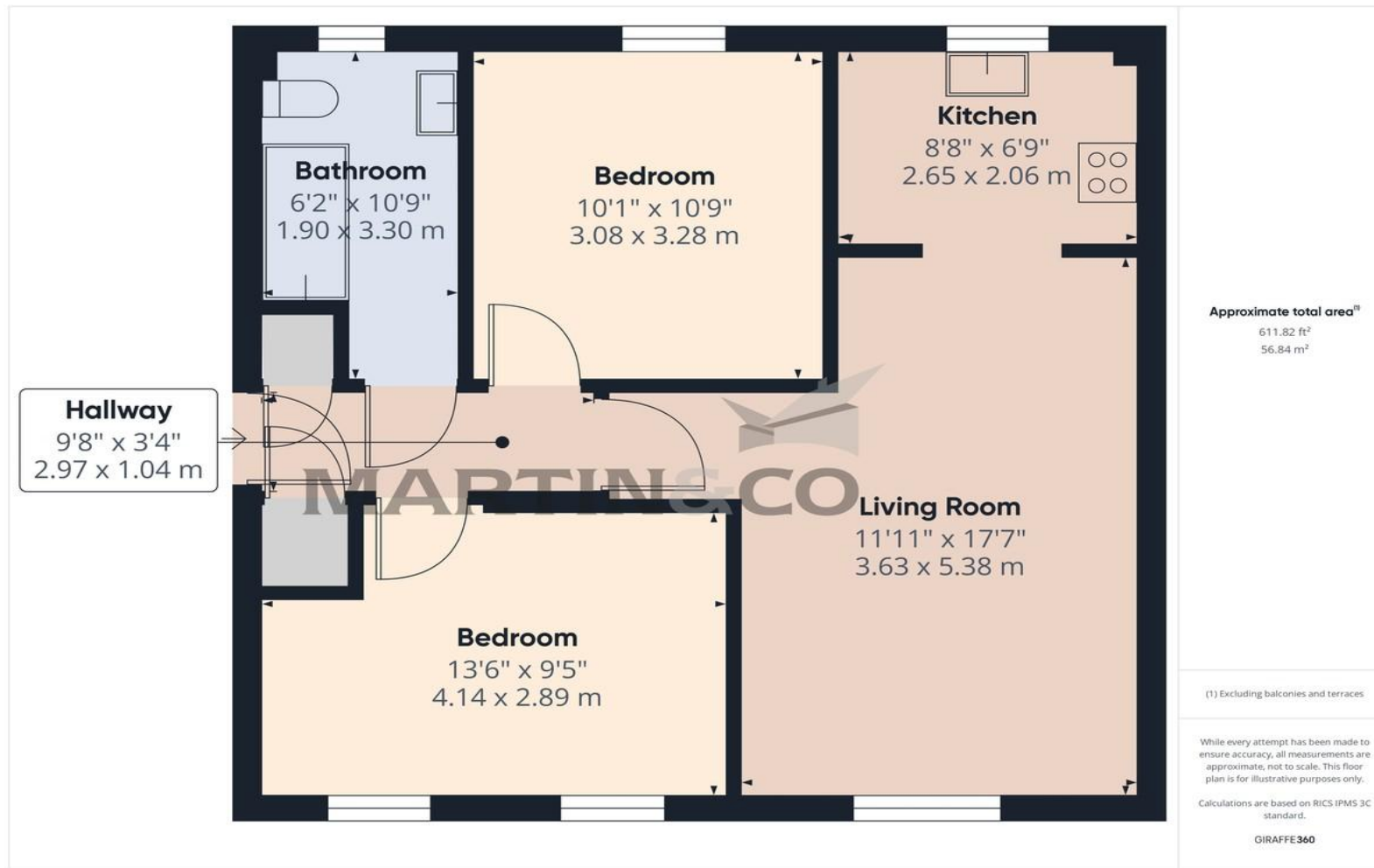
Just off the lounge/diner is the well-appointed kitchen, a true highlight for anyone who loves to cook or entertain. It is equipped with all the essential appliances and ample counter and storage space to make meal preparation a breeze. The inclusion of a high-quality Worcester gas combi boiler (still under warranty) ensures reliable hot water and heating, offering both comfort and peace of mind year-round.

LEASEHOLD INFORMATION Service Charge – Approx £1800 p.a. paid monthly

Ground Rent - £120 p.a. paid twice yearly (Deed of Variation has been put in place). 108 Year Lease.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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