

GUIDE PRICE

£550,000-£575,000

16 Peak Drive

PO14 1RL

PROPERTY SUMMARY

Positioned centrally on a good size plot and located in an extremely popular cul-de-sac to the west of Fareham central, this four bedroom detached home really does offer superb potential to enhance and develop. The property currently offers four bedrooms (one with en-suite) and a family bathroom on the first floor; on the ground floor there are two reception rooms, a cloakroom, a kitchen/breakfast room and a separate utility room. The wrap-around garden has a rather lovely south facing sun-terrace, lawned areas and mature shrubs. The drive and double garage offer ample parking space and with the necessary planning consent a drive-in, drive-out option could be created. Please call our Fareham office to arrange a viewing appointment ASAP!





ENTRANCE HALL

LOUNGE 19' 11" x 12' 1" (6.07m x 3.68m)

DINNING ROOM 16' 6" x 8' 10" (5.03m x 2.69m)

KITCHEN/BREAKFAST ROOM 22' 5" x 12' 11" (6.83m x 3.94m)

UTILITY ROOM 12' 8" x 6' 2" (3.86m x 1.88m)

WC

LANDING

LOFT Full length and width loft space with retractable ladder.

BEDROOM 1 13' 6" x 13' 6" (4.11m x 4.11m)

ENSUITE

BEDROOM 2 10' 7" x 10' 1" (3.23m x 3.07m)

BEDROOM 3 13' 6" x 9' 1" (4.11m x 2.77m)

BEDROOM 4 8' 11" x 8' 5" (2.72m x 2.57m)

BATHROOM

AGENTS' NOTE The property had some remedial work undertaken in the garden and a tree removed in 2022. There is a completion certificate available for this work.



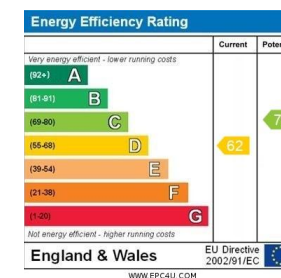
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS

6 West Quay House, 20 West
Street, Fareham, Hampshire,
PO16 0LG

CONTACT

01329 888 328
fareham@dibbensproperty.co.uk
www.jdea.co.uk