

OFFERS OVER

**£500,000**

**20 Blackbrook Park Avenue**

PO15 5JL



## PROPERTY SUMMARY

Situated on the highly sought-after Blackbrook Park Avenue, this spacious three-bedroom detached home is now available and offers an exciting opportunity for prospective buyers. The ground floor features a stylish open-plan contemporary kitchen/living room, perfect for modern family living and entertaining, along with a bright conservatory and a versatile study or fourth bedroom. Additional benefits include a downstairs WC, a utility room, and an integral garage. Upstairs comprises three well-proportioned bedrooms and a modern family shower room, providing comfortable accommodation throughout. Externally, the property boasts ample off-road parking to the front and a generously sized south-facing rear garden, ideal for outdoor living. There is excellent potential to extend and enhance further (subject to planning permission). Early viewing is highly recommended—contact our Fareham office today to arrange your appointment and avoid missing out on this fantastic opportunity!







**ENTRANCE HALL**

**UTILITY ROOM**

**WC**

**KITCHEN/DINER** 23' 1" x 11' 11" (7.04m x 3.63m)

**CONSERVATORY** 9' 5" x 10' 10" (2.87m x 3.3m)

**STUDY / BEDROOM 4** 9' 5" x 9' 1" (2.87m x 2.77m)

**LANDING**

**BEDROOM 1** 12' 7" x 11' 0" (3.84m x 3.35m)

**BEDROOM 2** 12' 4" x 10' 11" (3.76m x 3.33m)

**BEDROOM 3** 8' 10" x 6' 2" (2.69m x 1.88m)

**BATHROOM**

**GARAGE**

**REAR GARDEN**

GROUND FLOOR

1ST FLOOR



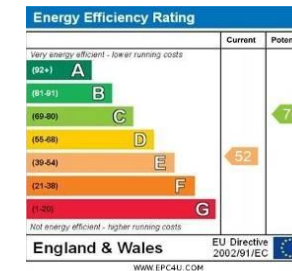
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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.

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