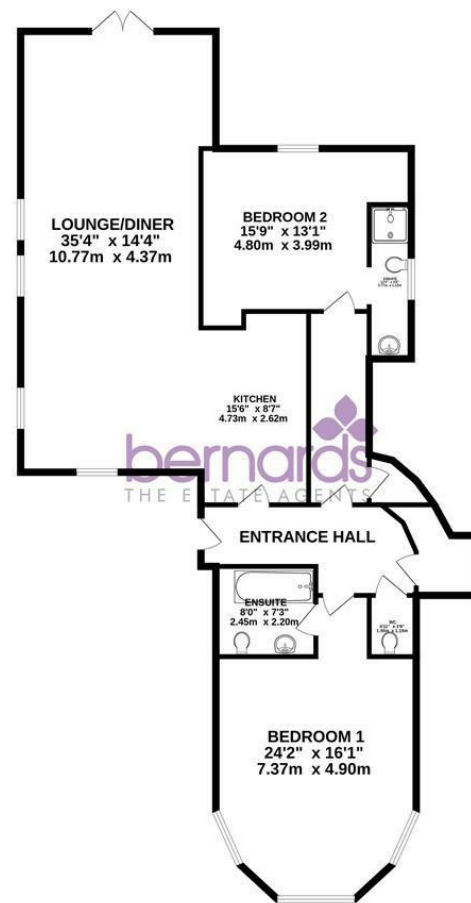
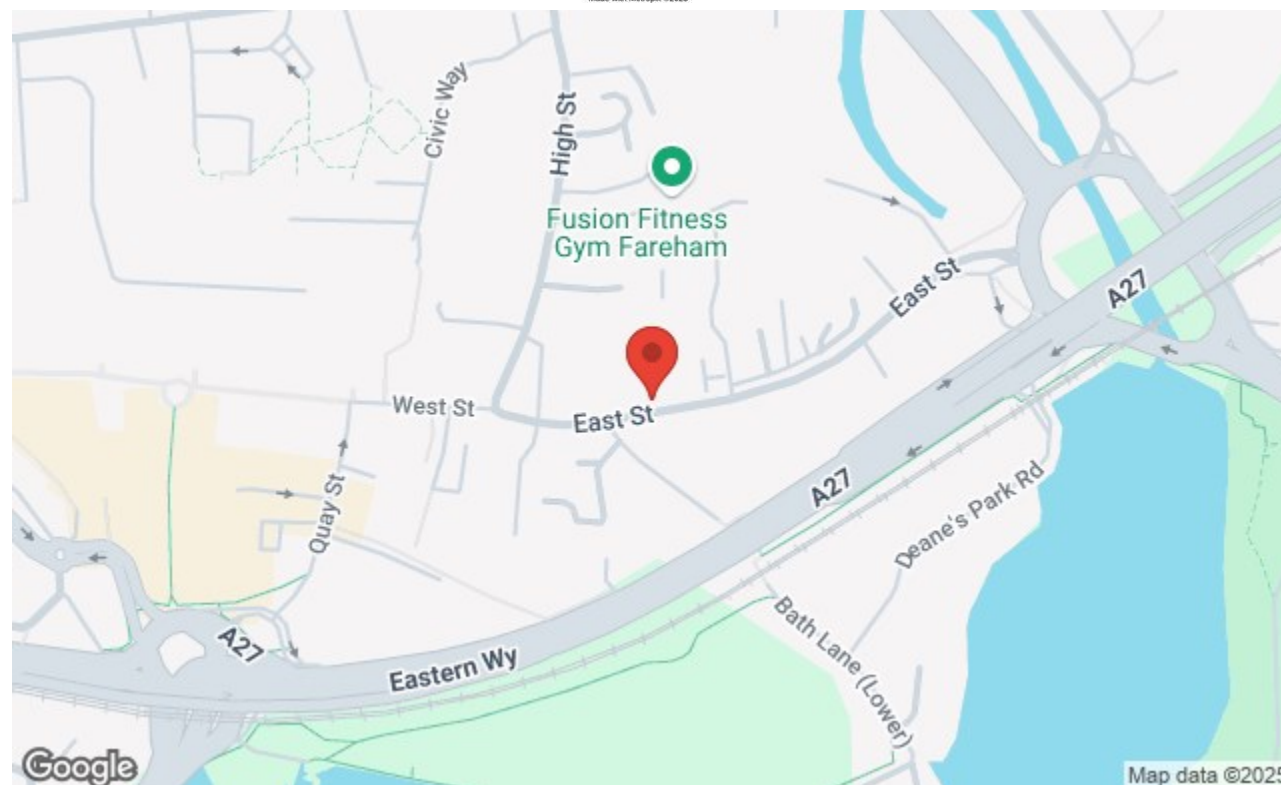


GROUND FLOOR  
1496 sq.ft. (139.0 sq.m.) approx.



TOTAL FLOOR AREA: 1496 sq.ft. (139.0 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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79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500



Offers In Excess Of £450,000

Wykeham Place, Fareham PO16 0FA

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ LISTED BUILDING
- ❖ GROUND FLOOR APARTMENT
- ❖ TWO DOUBLE BEDROOMS WITH EN-SUITES
- ❖ PRIVATE REAR GARDEN
- ❖ BRAND NEW CONVERSION
- ❖ PRIVATE ENTRANCE
- ❖ FORMER PRIVATE SCHOOL WITH PERIOD FEATURES
- ❖ 2 GATED PARKING SPACES
- ❖ UNDER FLOOR HEATING
- CENTRAL FAREHAM LOCATION

\*\*\*NO FORWARD CHAIN\*\*\* We are delighted to offer an the last remaining unit, in an exclusive development of just six newly created apartments, situated within this refurbished Grade II Listed property, formerly known as Wykeham House School.

This magnificent period property has been imaginatively and sympathetically repurposed to provide truly unique accommodation within a few minutes' walk of the historic High Street that has medieval origins.

The generous accommodation is accessed via its own private porticoed entrance and has been finished to a very high standard and specification throughout. This spacious ground floor apartment

comprises of a large entrance hallway with cloakroom and storage cupboards, a magnificent living room with a luxury fitted kitchen, ample dining space and French doors to the rear garden, a large master bedroom overlooking the communal landscaped gardens with built-in wardrobes and en-suite shower room and a generous guest bedroom also with an en-suite shower room. The property also benefits from its own private garden to the rear with private pedestrian access gate to East Street

Externally there are 2 secure allocated parking spaces within the gated carpark which sits alongside the beautifully landscaped communal garden.

Call today to arrange a viewing

01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## GENERAL

2 private off-road parking spaces in secure gated carpark.  
Engineered oak flooring and quality carpet/underlay to main bedroom.  
All walls and ceilings flat plastered and freshly painted

## KITCHEN AREA

A range of newly installed soft close shaker style dove grey units with Hanex solid worktops and contrasting white tile splashbacks.  
Range of quality integrated appliances  
Integral sink with feature tap.

## BATHROOM

Large format marble effect panels to walls  
Wall hung vanity unit with concealed cistern  
Bath with shower over high quality chrome fittings  
Chrome towel rail

## CARPENTRY

White Architraves and skirting boards  
Oak engineered flooring  
Handcrafted sash windows

## ELECTRICAL

Fully certified electrical installation  
Recessed ceiling spotlights feature "mood" lighting to kitchen  
Hard wired ethernet ports to most rooms  
click Deco sockets and switches in an antique brass finish  
Wired for AV in all principle rooms  
Communal gas fired underfloor heating and hot water systems situated within a dedicated plant/utility room

## SITE LOCATION

Wykeham Place is ideally located on East Street which runs from the Delme Roundabout to the junction of The High Street and West Street. It is just a few minutes drive from Junction 11 of the M27 Motorway. Fareham Mainline train station is just 0.9 miles to the west and the bus/ coach station is only a few minutes walk as is Fareham Town Centre. Port Solent with its many shops, bars and restaurants is popular with Fareham residents and is just 4.2 miles to the east. Gunwharf Quays in nearby Portsmouth is fast becoming the leading leisure and pleasure destination on the South Coast. Both private and public schools can be found nearby in abundance as can dentists, doctors, gymnasiums and golf clubs. The nearby Cams Hall Estate boasts excellent opportunities to businesses together with a superb 27 hole golf course.

## LEASE INFORMATION

Lease Length : 250 years  
Service Charge : £1688 per annum  
Estate Charge : The property contributes £368.00 per annum to the cost of maintaining the private estate.

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

## COUNCIL TAX BAND TBC

## OFFER CHECK PROCEDURE -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## STAFF DISCLOSURE

We hereby disclose the fact that the Seller either works for Bernard's Estate Agents or is related to a member of staff. Please feel free to clarify the position with your local office.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	49
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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