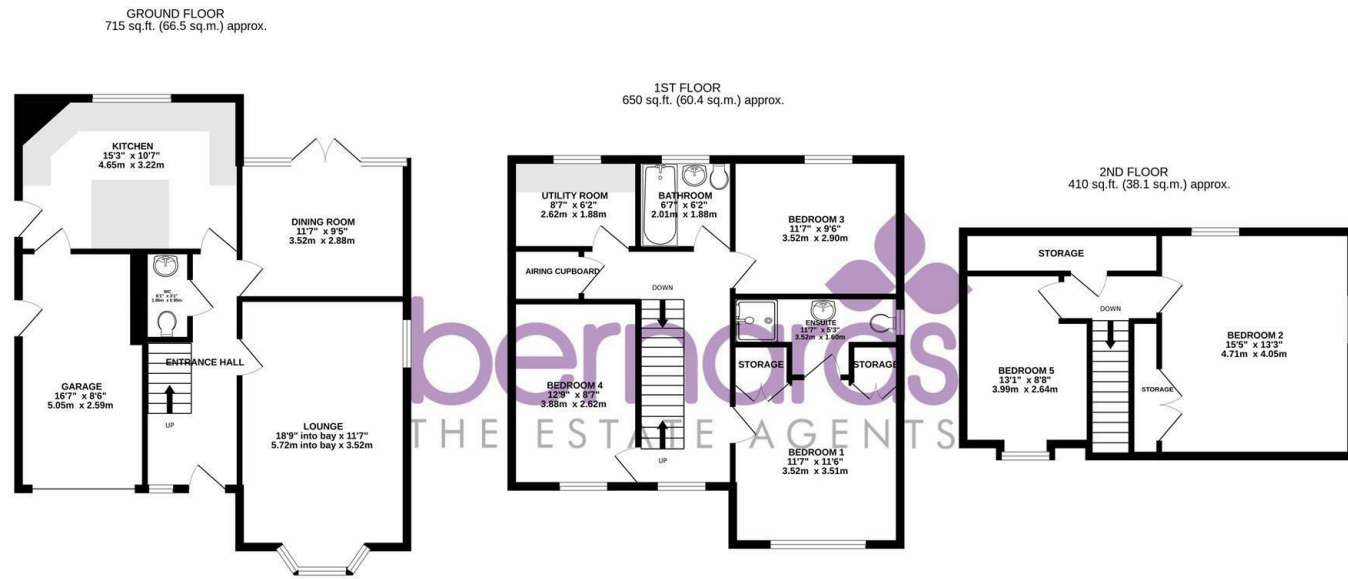




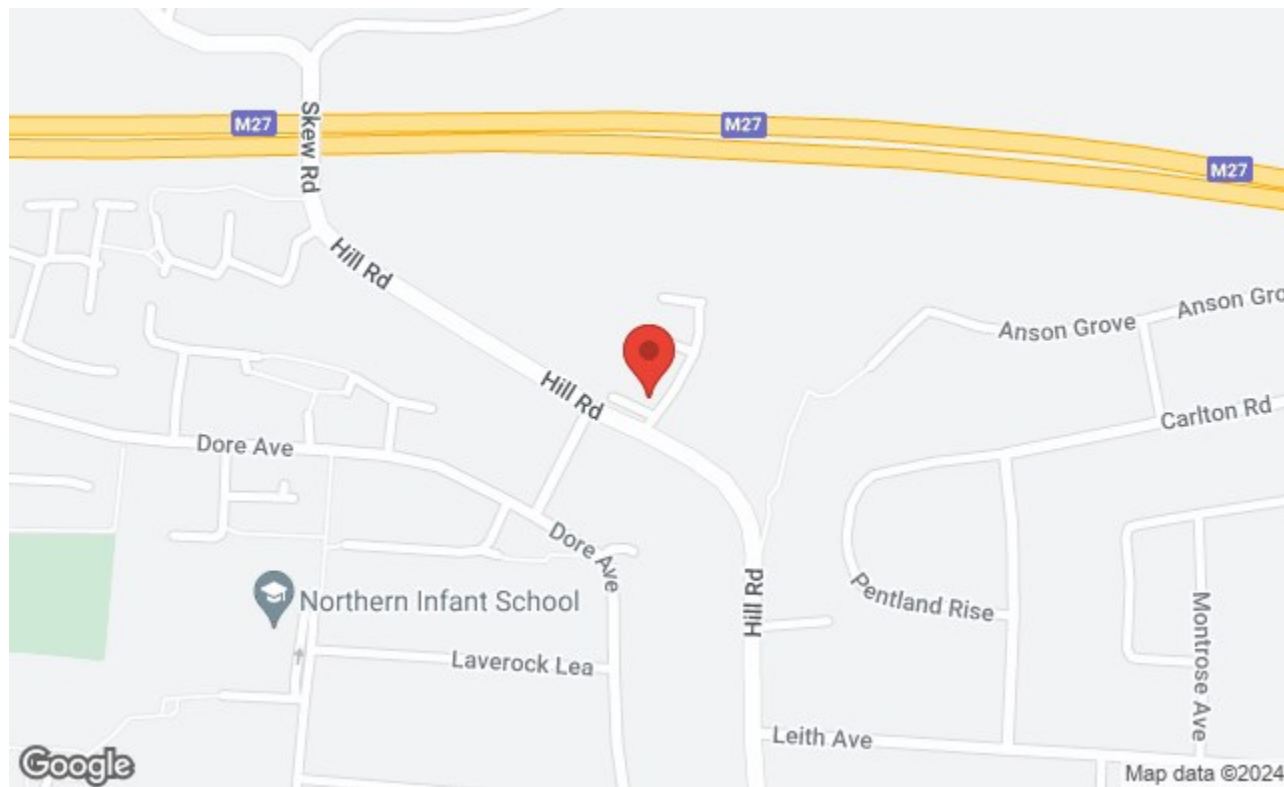
Asking Price £575,000

Portchester Heights, Fareham PO16 8JU



TOTAL FLOOR AREA : 1776 sq.ft. (165.0 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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HIGHLIGHTS

- PERFECT FAMILY HOME
- FIVE BEDROOM DETACHED HOUSE
- INCREDIBLE VIEWS OVER THE SOLENT
- CIRCA 1800SQFT OF INTERNAL LIVING SPACE
- OFF ROAD PARKING FOR TWO CARS
- POPULAR RESIDENTIAL AREA
- GOOD SCHOOL CATCHMENT
- WALKING DISTANCE TO SHOPS AND TRAIN STATION
- KEPT UPTOGETHER IN A GOOD CONDITION
- READY TO VIEW

This impressive 5-bedroom detached house, nestled in a sought-after location, offers Solent views and luxurious living spaces both inside and out.

As you approach, you'll be greeted by the convenience of driveway parking for two cars along with a single garage, providing ample space for your vehicles and storage needs.

Step inside and discover the elegance and comfort this home has to offer. The spacious sitting room at the front boasts a large bay window, allowing natural light to flood the room, and a charming feature fireplace, creating a cozy ambiance perfect for relaxing evenings. Entertain guests in style in the dining room located at the rear of the house, with patio doors leading out to the garden, seamlessly blending indoor and outdoor living.

The heart of the home, the kitchen, has been thoughtfully refurbished and showcases a large central island, ideal for food preparation and casual dining. Integrated appliances ensure functionality,

while the sleek design adds a touch of sophistication to the space. Additionally, a convenient w/c on the ground floor adds practicality to the layout.

Venture upstairs to the first floor, where three generous bedrooms await. The master bedroom is a serene retreat, complete with fitted wardrobes and an ensuite shower room for added convenience. A family bathroom and a utility room round out this level, offering practicality and comfort for everyday living.

Ascend to the second floor to discover two further bedrooms, providing flexibility for guests or a home office. One of the bedrooms, currently utilized as a work-from-home office, boasts ample storage space and stunning views over Portsmouth Harbour, making it a tranquil and inspiring workspace.

Outside, the rear garden beckons with its well-manicured lawn and decking areas, perfect for al fresco dining or simply basking in the sun's warmth. A greenhouse adds a touch of greenery, ideal for cultivating your own plants or vegetables.

79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500



Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk



PROPERTY INFORMATION

SITTING ROOM
18'9" x 11'6" (5.72 x 3.52)

DINING ROOM
11'6" x 9'5" (3.52 x 2.88)

KITCHEN
15'3" x 10'6" (4.65 x 3.22)

BEDROOM ONE
11'6" x 11'6" (3.52 x 3.51)

BEDROOM TWO
15'5" x 13'3" (4.71 x 4.05)

BEDROOM THREE
11'6" x 9'6" (3.52 x 2.90)

BEDROOM FOUR
12'8" x 8'7" (3.88 x 2.62)

BEDROOM FIVE / OFFICE
13'1" x 8'7" (3.99 x 2.64)

UTILITY ROOM
8'7" x 6'2" (2.62 x 1.88)

BATHROOM
6'7" x 6'2" (2.01 x 1.88)

ENSUITE
11'6" x 5'2" (3.52 x 1.60)

GARAGE
16'6" x 8'5" (5.05 x 2.59)

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

REMOVAL QUOTE

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.

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.

BERNARDS MORTGAGE & PROTECTION

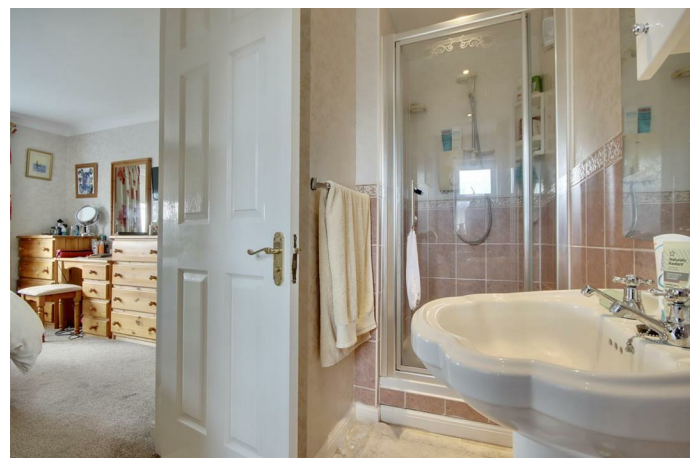
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

SOLICITORS

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.

COUNCIL TAX BAND - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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