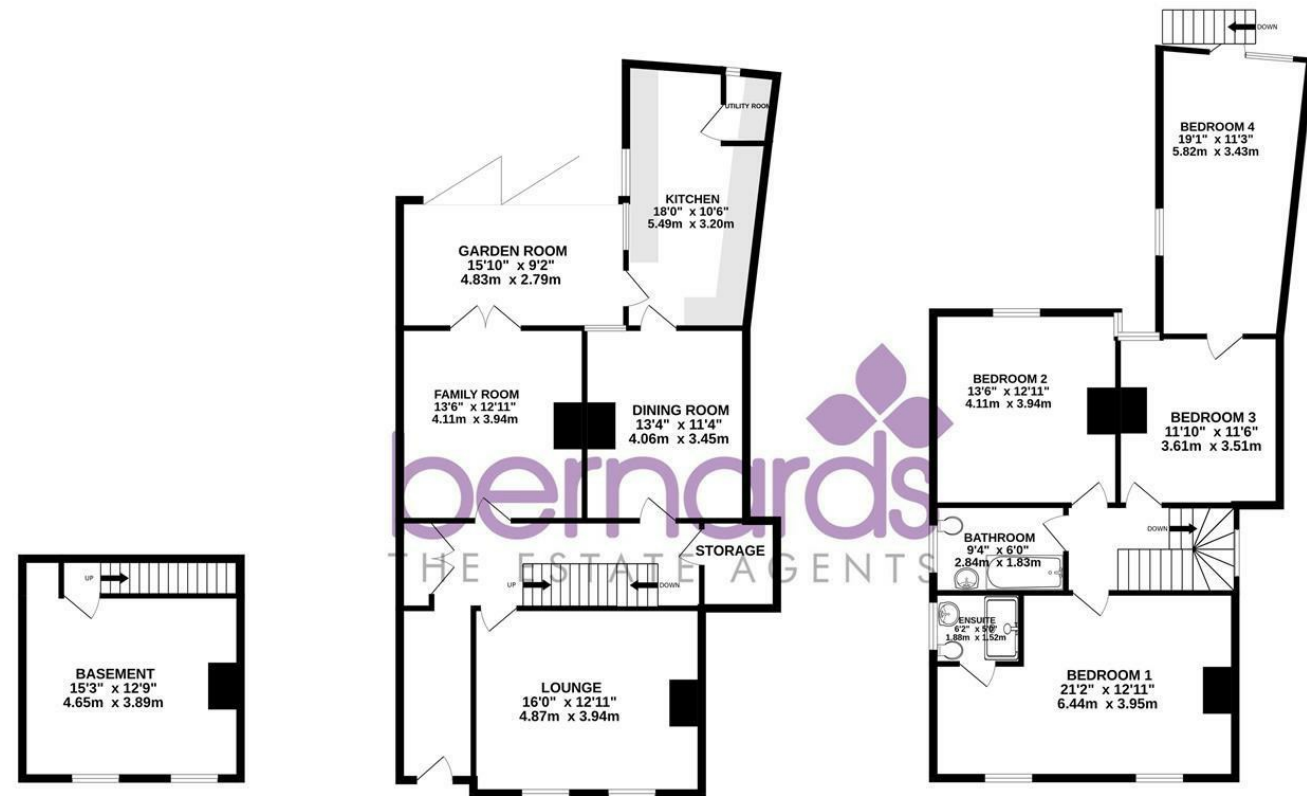


BASEMENT  
229 sq ft. (21.2 sq m.) approx.

GROUND FLOOR  
1051 sq ft. (97.7 sq m.) approx.

1ST FLOOR  
914 sq ft. (84.9 sq m.) approx.



TOTAL FLOOR AREA: 2194 sq. ft. (203.8 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.  
Made with Metropix ©2024



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



FOR SALE

Guide Price £650,000

High Street, Fareham PO16 7AD

bernards  
THE ESTATE AGENTS



4 2 4

## HIGHLIGHTS

- LARGE GRADE II LISTED PERIOD HOUSE
- THREE/FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM AND ENSUITE TO MASTER
- BASEMENT ROOM
- THREE RECEPTION ROOMS
- STUNNING GARDEN ROOM WITH BI-FOLD DOORS TO REAR GARDEN
- MODERN REFITTED KITCHEN AND UTILITY
- SOLID WOODEN FLOORS, SASH WINDOWS AND MANY PERIOD FEATURES
- SECLUDED WESTERLEY-FACING WALLED GARDEN
- FAREHAM TOWN CENTER LOCATION

Nestled within Fareham's historic High Street and conservation area, this charming Grade II listed period house exudes timeless elegance. Meticulously restored in recent years, great care has been taken to preserve and enhance its original character features.

The flexible living space encompasses an inviting entrance hallway, with stairs leading down to the basement. On the ground floor, you'll find a sitting room, family room, and dining room, each brimming with character. The modern refitted kitchen, complete with a utility area, seamlessly flows into a garden room boasting bi-fold doors that open onto the rear garden.

Upstairs, the first floor hosts four double bedrooms, offering ample space and comfort. The 21' master bedroom is complemented by a modern refitted en-suite shower room, while a separate modern refitted bathroom serves the remaining bedrooms.

Outside, a private westerly facing garden provides an idyllic retreat, perfect for outdoor relaxation and entertaining.

This exceptional property harmoniously blends period charm with modern comfort, offering a truly unique living experience.

Call today to arrange a viewing  
01329756500

www.bernardsestates.co.uk





# PROPERTY INFORMATION

**LOUNGE**  
15'11" \* 12'11" (4.87 \* 3.94)

**FAMILY ROOM**  
13'5" \* 12'11" (4.11 \* 3.94)

**GARDEN ROOM**  
15'10" \* 9'1" (4.83 \* 2.79)

**KITCHEN**  
18'0" \* 10'5" (5.49 \* 3.20)

**DINING ROOM**  
13'3" \* 11'3" (4.06 \* 3.45)

**BASEMENT**  
15'3" \* 12'9" (4.65 \* 3.89)

**BEDROOM ONE**  
21'1" \* 12'11" (6.44 \* 3.95)

**ENSUITE**  
6'2" \* 4'11" (1.88 \* 1.52)

**BEDROOM TWO**  
13'5" \* 12'11" (4.11 \* 3.94)

**BEDROOM THREE**  
11'10" \* 11'6" (3.61 \* 3.51)

**BEDROOM FOUR**  
19'1" \* 11'3" (5.82 \* 3.43)

**BATHROOM**  
9'3" \* 6'0" (2.84 \* 1.83)

**COUNCIL TAX BAND F**

**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

**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!

## 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

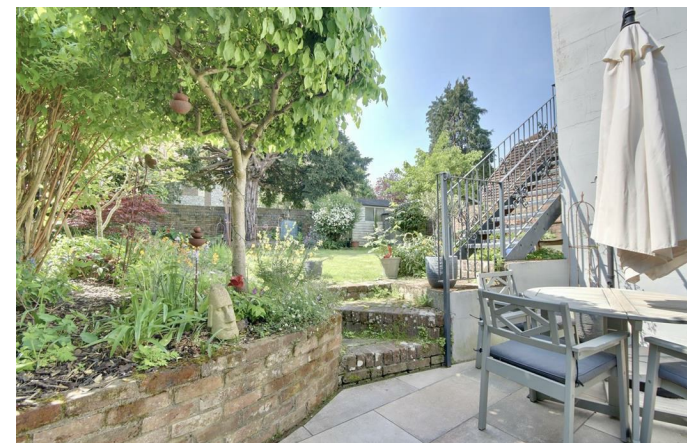
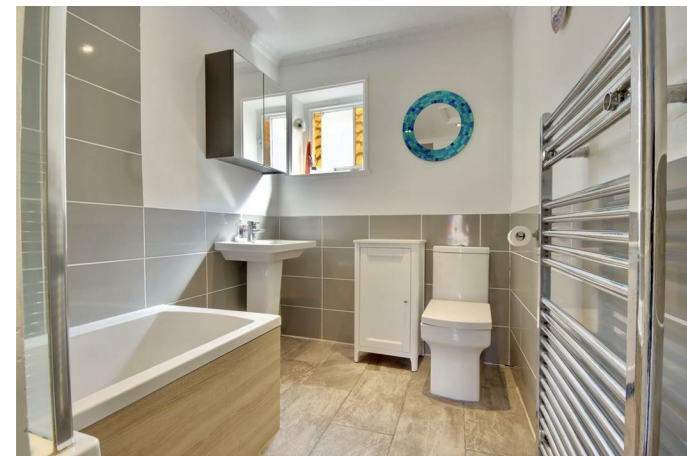
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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.

## PARKING PERMITS ARE AVAILABLE

Two parking permits are available on a annual payment



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

