

FOR SALE

Offers In Excess Of £800,000

Portchester Road, Portchester PO16 8AL

bernards
THE ESTATE AGENTS



5 3 2

HIGHLIGHTS

- DEVELOPMENT OF ONLY 3 UNITS
- INCENTIVES AVAILABLE
- DETACHED BUNGALOW
- FOUR/FIVE BEDROOMS
- STUDY
- VAULTED CEILING
- UNIQUE BUILD
- DETACHED GARAGE PLUS GATED DRIVEWAY
- 10 YEAR STRUCTURAL WARRANTY

****LAST UNIT REMAINING ON EXCLUSIVE DEVELOPMENT****

A fantastic opportunity to purchase a BRAND NEW detached bungalow on an exclusive development of only three units in Portchester. Built and completed in late 2023 these homes have been tastefully designed and thought-out with a real emphasis on modern living.

Accessed via its own private gated driveway this unique bungalow is impressive, offering great versatility in its layout buyers looking for either multiple reception rooms or larger family's requiring more bedrooms this space can do both.

Comprising large open plan kitchen/diner/living space with feature vaulted ceiling and dual bi-fold doors really is the hub of the home and offers a great space for entertaining family and friends. four generous sized bedrooms with two ensembles,

study, utility room and family bathroom completes the properties accommodation.

The rear garden is private and laid mainly to lawn with two patio areas adjacent to the entertaining space. A detached garage with electric door, power and lighting.

Further benefits of these homes include EV Charging points, underfloor heating, Karndine hard flooring, soft luxury cushion carpet, Bi-Folds, solid wooden kitchen with central island and integrated appliances, are just a few of the many attributes that will appeal to a discerning buyer

All Homes come with a 10 Year structural warranty.

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



Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

BUYERS INCENTIVE

-Part exchange considered

GENERAL

Underfloor heating, Luxury cushion flooring, Solid wooden painted panel doors, Karndine Flooring, Bi-Fold Doors, All double glazing and doors to highest standard (M compliant). All walls and ceilings flat plastered and freshly painted

KITCHEN/DINER

Solid wooden kitchen with painted doors, branded appliances, oven, microwave, ceramic induction hob, extractor hood, wine cooler, built in dishwasher. Work surfaces are fully moulded Hanex / Corian.

BATHROOMS

Partially tiled
Close couple toilet
Bath with hand shower
Ensuites have showers
high quality chrome fittings
Chrome towel rail

PARKING

Large driveway for ample cars or space for larger recreational vehicles, single garage with electric door. EV charging point.

LOCATION

Portchester is a village in the Borough of Fareham in Hampshire, England. It is 4 miles (6.4 km) northwest of Portsmouth and around 18 miles east of Southampton on the A27 road. Port Solent with its many shops, bars and restaurants is popular with Portchester residents and is just 3.4 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.

SCHOOLS

Portchester Secondary
Wicor Primary
Northern Infant
Northern Junior
Red Barn Primary
Castle Primary

SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain a n 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. Bernard's 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.

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.

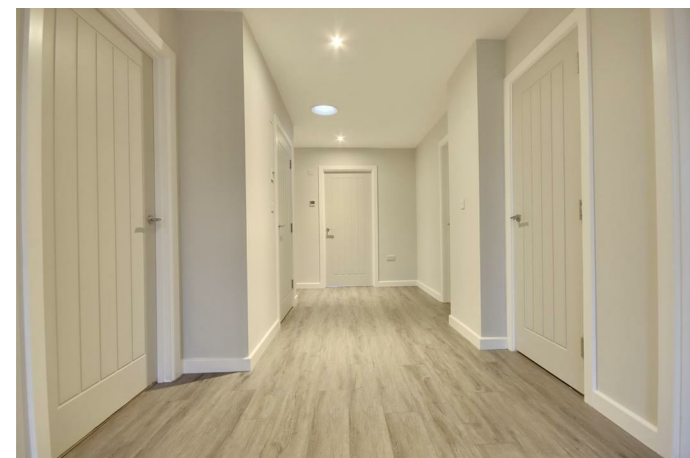
BERNARD'S MORTGAGE & PROTECTION

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.

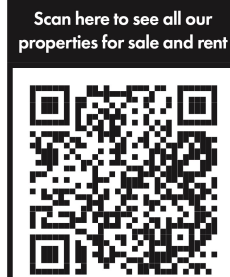
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

ANTI-MONEY LAUNDERING (AML)

Bernard's 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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	85 B 93
(81-91) B	
(69-80) C	
(55-68) D	
(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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