

FOR SALE

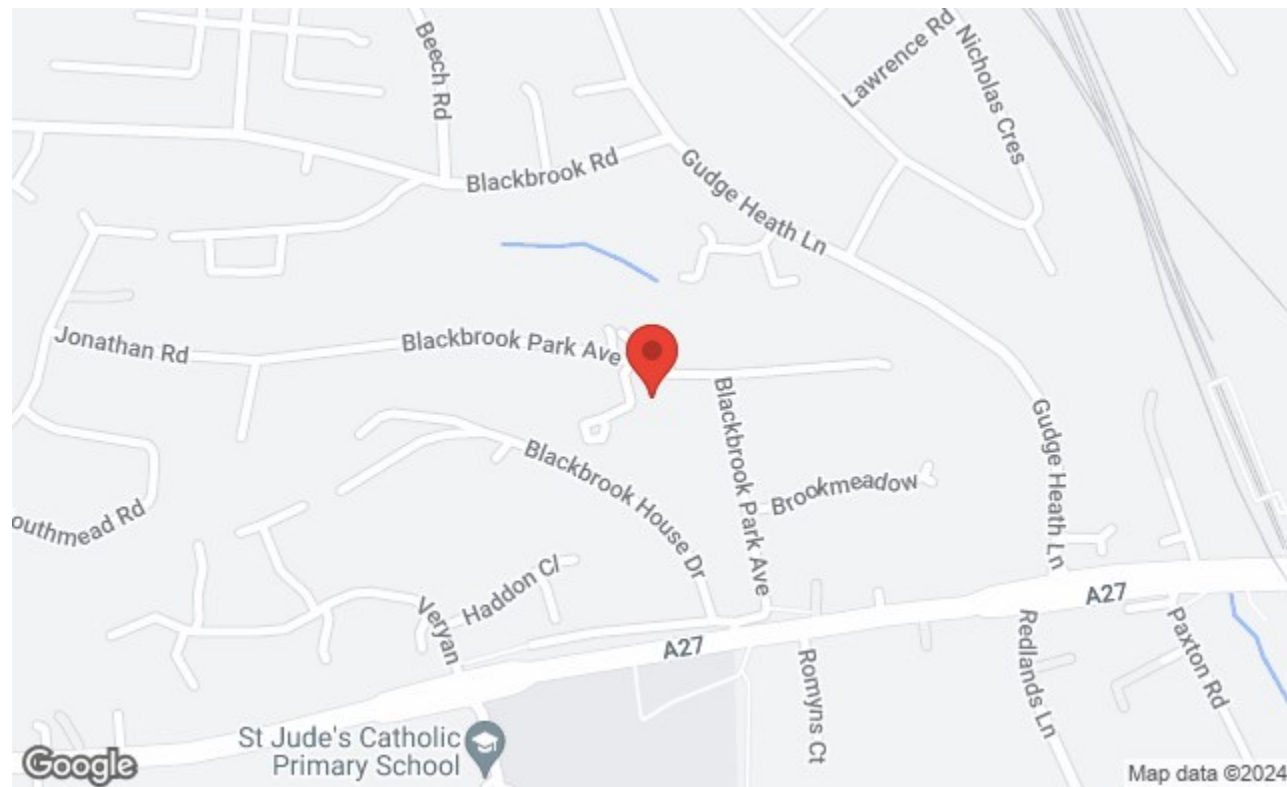
Guide Price £799,995

Blackbrook Park Avenue, Fareham PO15 5JN

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 2447 sq.ft. (227.3 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

- ❖ IMPRESSIVE DETACHED HOUSE
- ❖ SIX BEDROOMS
- ❖ SOUTH WEST DUAL ASPECT LIVING ROOM
- ❖ FOUR FURTHER RECEPTION ROOMS
- ❖ STATE OF THE ART KITCHEN WITH SEPERATE UTILITY ROOM
- ❖ FOUR BATHROOMS
- ❖ READY MADE ANNEX
- ❖ FRONT AND REAR GARDENS
- ❖ NO ONWARD CHAIN

Welcome to Blackbrook Park Avenue, Fareham - a stunning property that offers a perfect blend of space, style, and comfort. This detached house boasts 4 reception rooms, 6 bedrooms, and 4 bathrooms spread across 2,447 sq ft of living space.

The heart of the home is the exquisite Wren kitchen, fully equipped with built-in appliances and complemented by a separate utility room for added convenience. The dual aspect south-west facing living room, complete with an open fire, floods the space with natural light and warmth, creating a cozy and inviting atmosphere.

Entertain in style in the formal dining room or relax in the charming sitting room featuring a log burner. Additionally, the

property includes a spacious study or office, perfect for those working from home.

Previously extended and used as an annex, the property offers flexible living arrangements to suit a variety of needs. Outside, the property is surrounded by well-maintained front and rear gardens, providing a serene outdoor space. A recently built shed offers additional storage or workshop space.

The driveway provides ample parking for multiple vehicles, making this home as practical as it is beautiful.

Don't miss out on this unique opportunity to own a truly remarkable home. Contact us today to arrange a viewing!

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



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



PROPERTY INFORMATION

GENERAL

New Gas Boiler 2024
 Pressurised Plumbing System with Large Hot Water Storage Tank
 Main House has Cavity Wall Insulation
 Annexe is Timber framed & well insulated
 All Taps excluding Kitchen Sink on Water Softener

KITCHEN

New Wren Kitchen in 2019
 Dekton un-scratchable worktops
 Fisher Paykel Drawer Dishwashers
 Induction Hob
 Franke Boiling water Tap & Waste Disposal Unit

LOCATION

Blackbrook Park Avenue in Fareham is a quiet, suburban residential area offering a mix of housing types suitable for families, retirees, and renters. It boasts good transport links with easy access to Fareham town center, Portsmouth, and Southampton via local buses, the nearby railway station, and the M27 motorway. The area is well-served by reputable schools, local shops, healthcare facilities, and recreational amenities, including parks and Fareham Leisure Centre. Community spirit is strong, supported by various local activities and groups.

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.

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!

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 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.

COUNCIL TAX BAND - F

Fareham Borough Council. Tax Band F.
 Payable 2024/2025. £2,521.93



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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