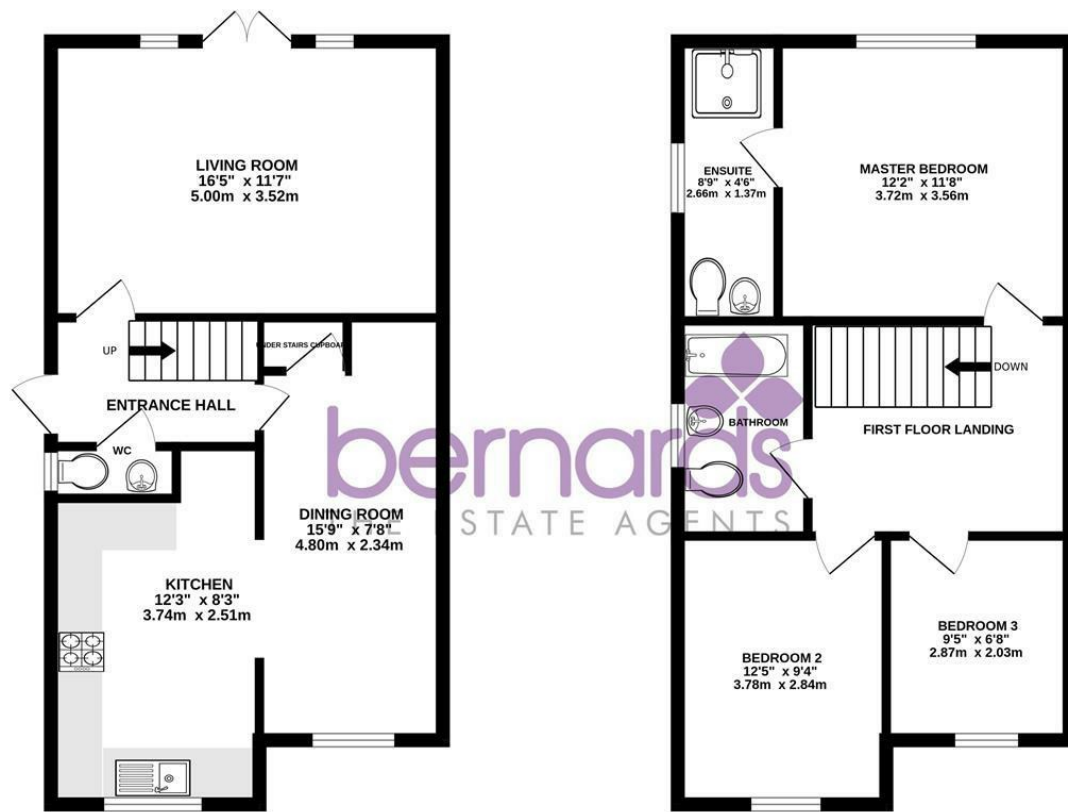
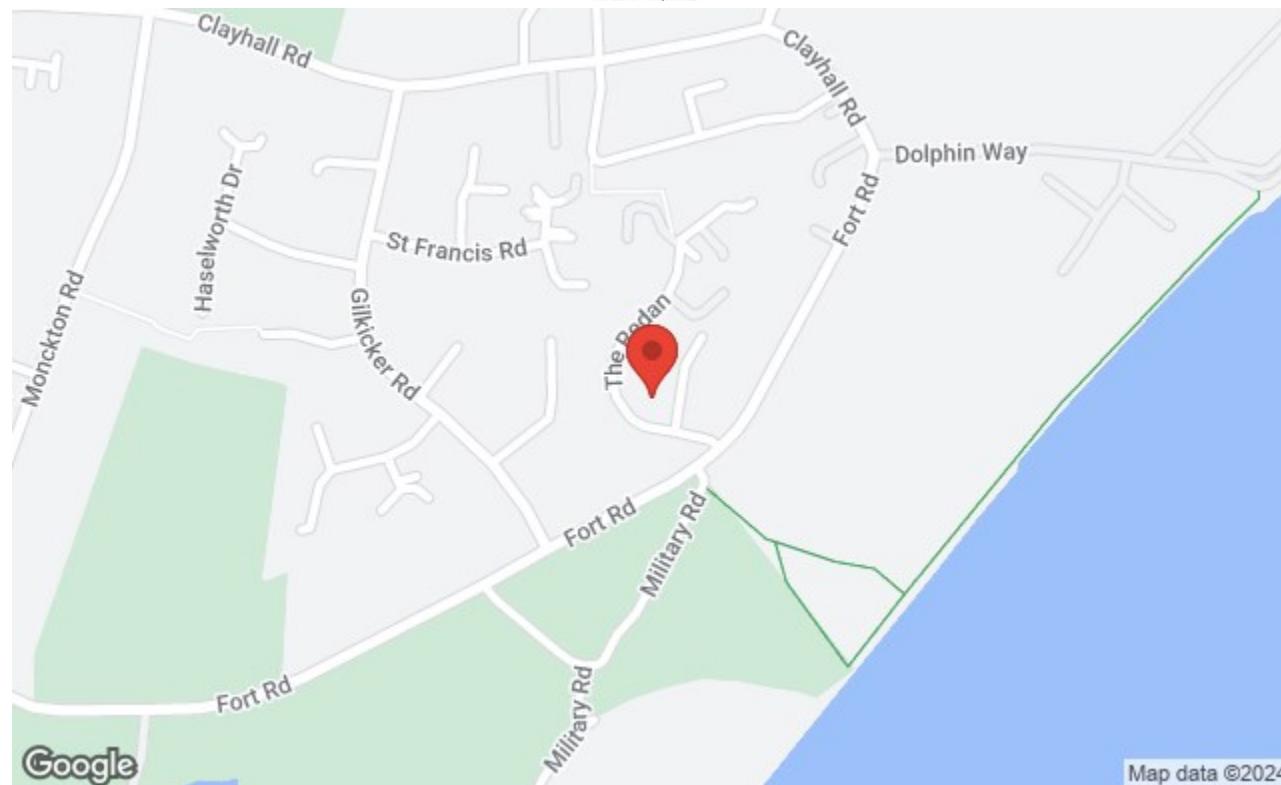


GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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



Guide Price £325,000

The Redan, Alverstoke PO12 2AY



## HIGHLIGHTS

- ❖ SEMI DETACHED HOUSE
- ❖ THREE BEDROOMS
- ❖ MODERN KITCHEN
- ❖ DINING ROOM
- ❖ LIVING ROOM
- ❖ FAMILY BATHROOM
- ❖ ENSUITE TO MASTER BEDROOM
- ❖ LANDSCAPED REAR GARDEN
- ❖ GARAGE PLUS PARKING FOR 2 CARS
- ❖ WALKING DISTANCE TO THE SHORELINE

Welcome to The Redan in Alverstoke, Hampshire - a charming three bedroom semi-detached house that's within easy walking distance to the shoreline.

Upon entering this delightful home, you'll find a spacious living room adorned with French doors that open to a beautifully landscaped garden. This feature allows natural light to flood the room, creating a seamless indoor-outdoor living experience.

The dining room is ideal for hosting intimate gatherings or enjoying family meals. The modern fitted kitchen is complete with granite worktops and a charming butler sink and space for all kitchen appliances.

The house features three inviting bedrooms, offering ample space for a growing family or guests. The main bedroom includes a convenient ensuite, providing a touch of luxury and privacy. Additionally, there is a family bathroom to ensure everyone's needs are met. The rear garden is laid to lawn and patio and features side and rear pedestrian access and comes with a outbuilding currently being used as a home office!

Parking is never an issue with space for two vehicles, including a single garage for added convenience. Whether you're hosting a summer barbecue in the garden, strolling to the nearby sea front, or simply unwinding after a long day, this property offers the perfect setting for creating lasting memories.

Call today to arrange a viewing

01329756500

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# PROPERTY INFORMATION

## LIVING ROOM

16'4" x 11'6" (5.00 x 3.52)  
Double glazed french doors leading to garden, radiator.

## DINING ROOM

15'8" x 7'8" (4.80 x 2.34)  
Wood effect flooring, double glazed window to front elevation, radiator, archway to kitchen.

## KITCHEN

12'3" x 8'2" (3.74 x 2.51)  
Range of wall and base units with worktop surfaces and tiled surrounds, one and a half bowl sink unit, gas hob with electric oven, recess for an American style fridge freezer, plumbing for washing machine and dishwasher.

## WC

Low flush W.C, wash hand basin with tiled surrounds, double glazed window.

## MASTER BEDROOM

12'2" x 11'8" (3.72 x 3.56)  
Double glazed window, radiator, fitted carpet.

## EN-SUITE

8'8" x 4'5" (2.66 x 1.37)  
Large shower cubicle, double radiator, low flush W.C, extractor vent.

## BEDROOM 2

12'4" x 9'3" (3.78 x 2.84)  
Double glazed window, fitted carpet, radiator.

## BEDROOM 3

9'4" x 6'7" (2.87 x 2.03)  
Double glazed window, radiator, fitted carpet.

## BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low flush W.C, double glazed obscured window, linen cupboard.

## GARAGE

Up over door, parking space in front, access from rear service road.

## REAR GARDEN

Brick paved patio with matching pathway leading to rear access and garage, remainder majority laid to lawn and mature planted borders.

## FRONT GARDEN

Brick paved driveway providing parking with side access, low brick wall and hedge row border.

## 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.

## ANTI-MONEY LAUNDERING (AML)

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.

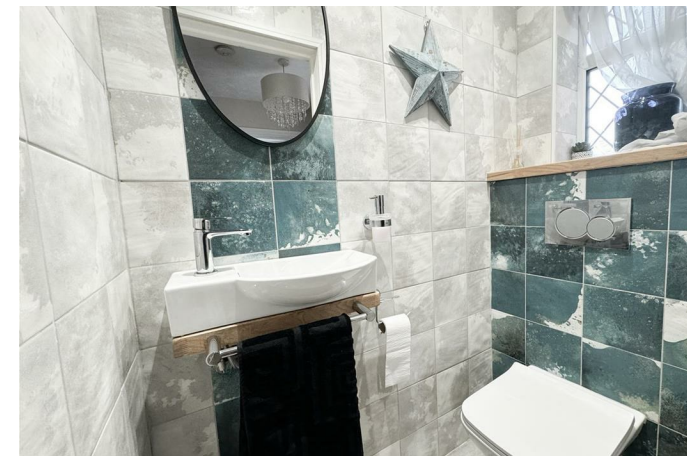
## REMOVAL QUOTES

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.

## 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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C		72	
(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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