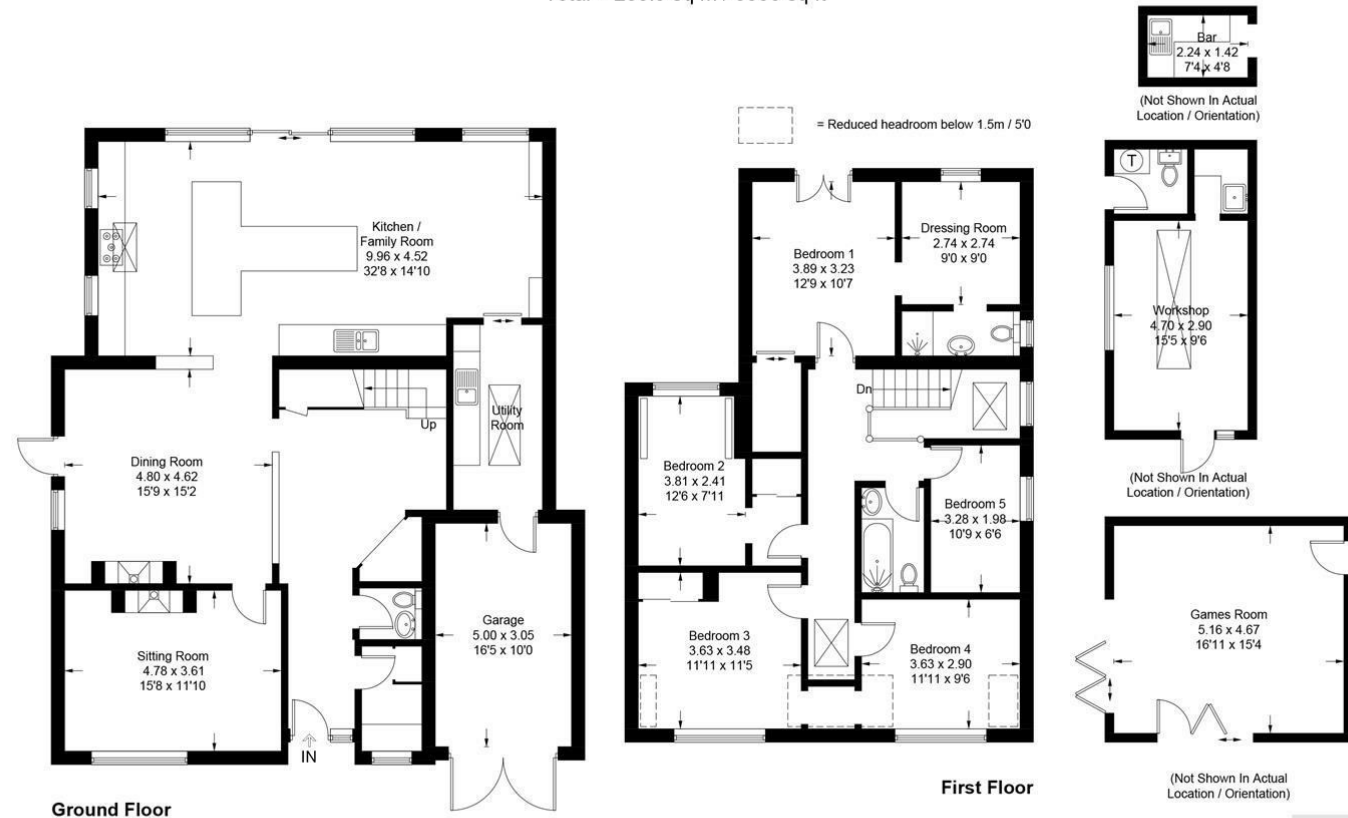


# 9, Blackbrook Park Avenue, PO15JJ

Approximate Gross Internal Area = 237.9 sq m / 2561 sq ft  
(Including Garage)

Outbuilding = 46.0 sq m / 495 sq ft  
Total = 283.9 sq m / 3056 sq ft



Ground Floor

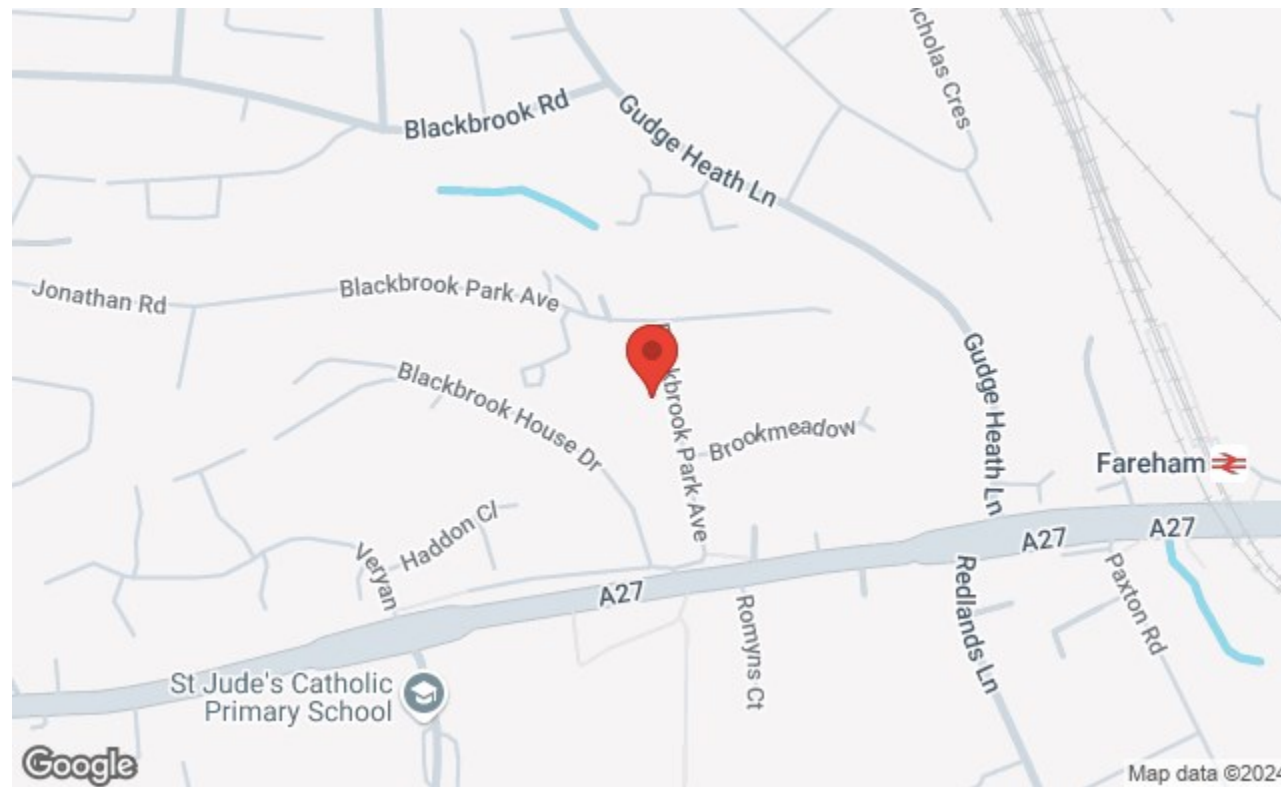
First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1113553)  
Produced for Bernards Estate Agents



Guide Price £695,000

Blackbrook Park Avenue, Fareham PO15 5JJ



5 2 2

## HIGHLIGHTS

- ❖ EXCEPTIONAL DETACHED HOUSE
- ❖ IMPRESSIVE KITCHEN/DINER
- ❖ SITTING ROOM WITH LOG BURNER
- ❖ UTILITY ROOM
- ❖ DINING ROOM WITH LOG BURNER
- ❖ 2561 SQFT OF LIVING SPACE
- ❖ MASTER SUITE WITH DRESSING ROOM & ENSUITE
- ❖ FOUR FURTHER BEDROOMS
- ❖ SWIMMING POOL PLUS HOT TUB
- ❖ GARAGE PLUS DRIVEWAY

A fantastic opportunity to purchase this exceptional five-bedroom detached residence, located in a highly sought-after and established avenue in Fareham. Ideally positioned for a leisurely stroll into town, this property offers easy access to reputable local schools, mainline rail connections, the M27, and the commercial hubs of Whiteley, Segensworth, and Warsash. The charming village of Titchfield is also just a short distance away, making this executive family home perfect for those who seek luxury and ample space within close proximity to essential amenities.

This 'turn-key' home is a testament to our client's commitment to quality and meticulous attention to detail. The residence has been thoughtfully designed with a focus on natural light, innovative storage solutions, and contemporary trends. The result is a spacious and inviting home that seamlessly blends modern features with the comfort and practicality needed by a growing family.

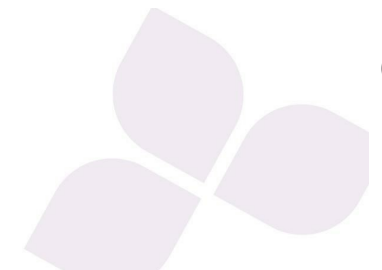
Entertainers will be particularly drawn to the sociable layout of this home, which offers a space for everyone. From a formal dining area and a

dedicated home office to a garden games room perfect for teenagers, every need is catered for. The welcoming lounge, complete with a cozy log burner, provides a relaxing retreat, while the impressive kitchen-family room serves as the heart of the home. This well-equipped space features integral appliances, a wine cooler, ample preparation areas for the avid host, and a sociable breakfast bar. The kitchen-family room is not just functional but also stylish and versatile, reflecting the evolving demands of modern living.

The appeal of this property extends beyond its interior. The generously sized, low-maintenance garden is perfect for al fresco dining and features hot tub, swimming pool and two versatile outbuildings—one ideal for a home office or workshop and the other serving as a flexible garden room.

Call Bernards now to arrange your accompanied viewing, this has to be seen!

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



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



# PROPERTY INFORMATION

**COUNCIL TAX BAND E**  
Fareham Borough Council Tax Band E. Payable £2,521.93 2024/2025.

## 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.

## SOLICITOR

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.

## 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.

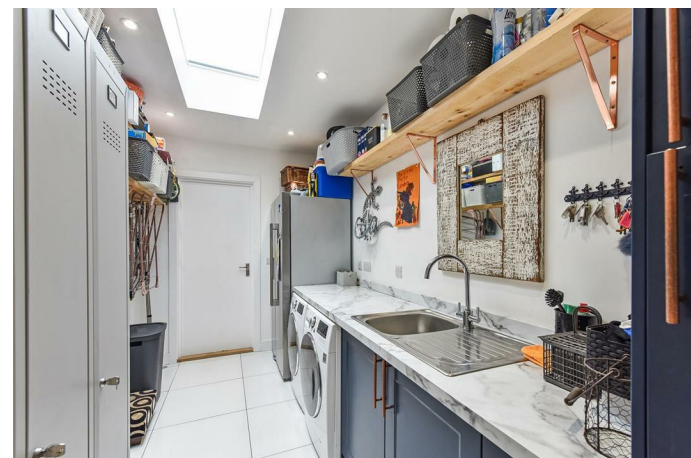
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## 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.

## 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	



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