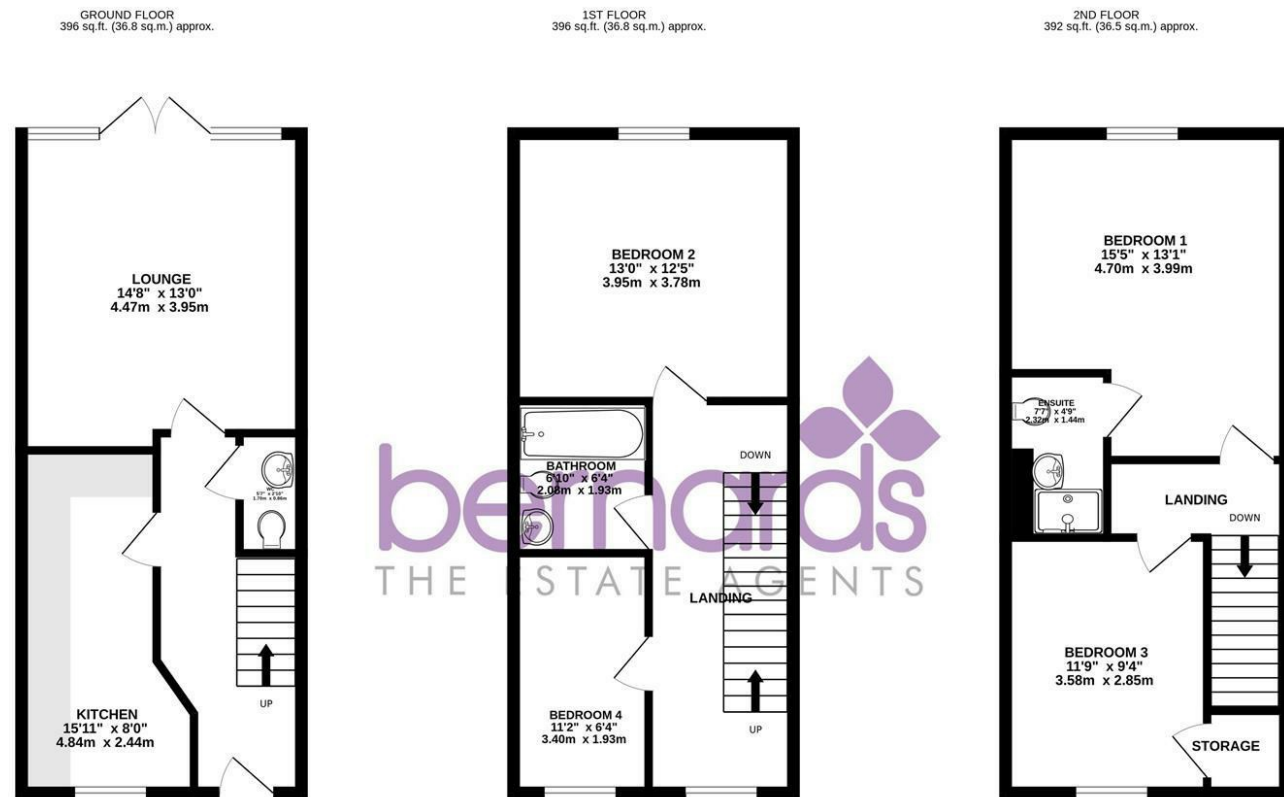




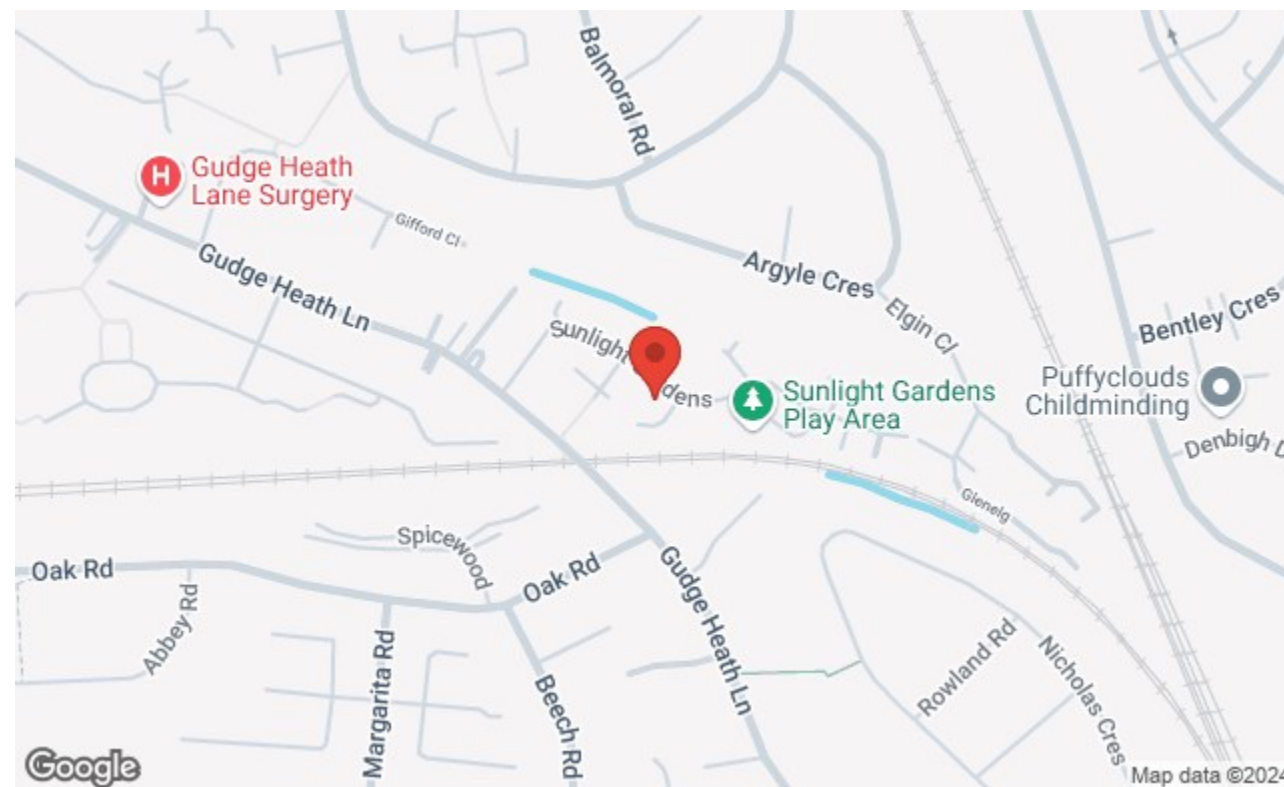
Guide Price £335,000

Sunlight Gardens, Fareham PO15 6DQ



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 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



### HIGHLIGHTS

- TOWNHOUSE
- ALLOCATED PARKING FOR TWO CARS
- THREE/FOUR BEDROOMS
- TWO BATHROOMS
- LARGE LIVING ROOM
- KITCHEN
- LOW MAINTAINANCE GARDEN
- VERSATILE SPACE
- CLOSE TO TRANSPORT LINKS
- WELL MAINTAINED THROUGHOUT

Discover the perfect blend of style and functionality in this stunning, immaculately presented home. Offering versatile living spaces across three floors, this property is ideal for families seeking both comfort and luxury. Finished to an exceptional standard, this home also includes the convenience of allocated parking.

As you step inside, the ground floor welcomes you with a spacious, well-appointed kitchen, a generous living/dining area perfect for entertaining, and a convenient W/C.

On the first floor, you'll find a large, light-filled living room that could easily serve as an additional bedroom, alongside a cozy single bedroom. The beautifully designed

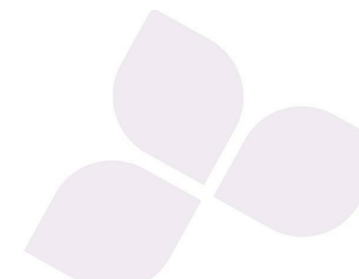
three-piece bathroom is also on this level, accessed via a landing that's bathed in natural light.

The top floor offers even more space with two additional double bedrooms, including a master suite complete with a modern en-suite bathroom.

Outside, the property features lawn area, deck with feature pergola and large shed. Rear pedestrian access can also be found taking you to the allocated parking for two cars.

With gas central heating, double-glazed windows, and a contemporary interior, this home is ready for you to move in and enjoy. Don't miss the opportunity to make it yours —schedule a viewing today!

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



Call today to arrange a viewing  
01329756500  
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# PROPERTY INFORMATION

## COUNCIL TAX BAND D

### 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.

### 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. 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.

## ANTI-MONEY LAUNDERING CHECKS (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

## 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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		84	86
(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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