

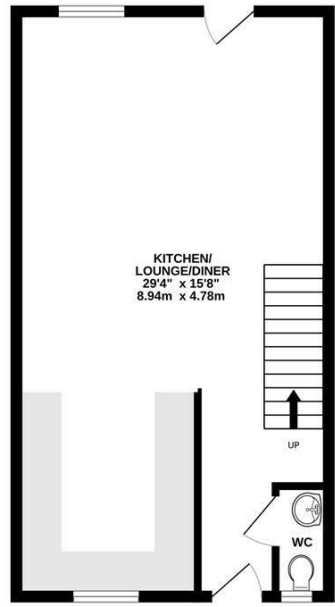


Offers In Excess Of £325,000

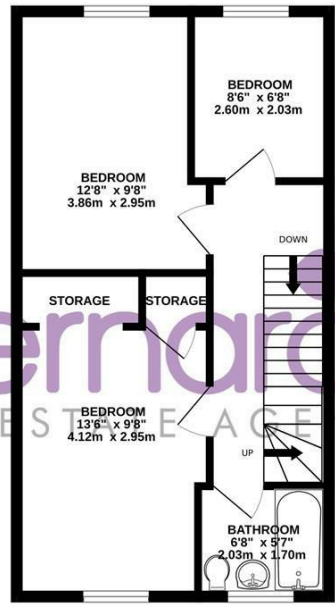
Grindle Close, Fareham PO16 8EF



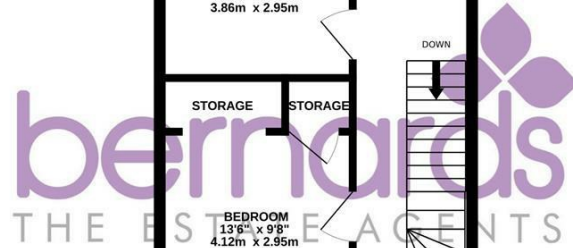
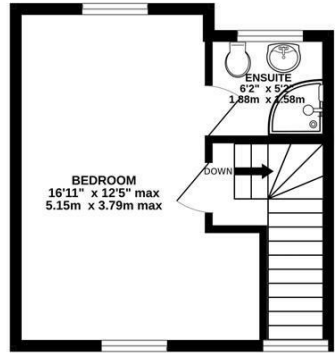
GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



2ND FLOOR
257 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA: 1176 sq.ft. (109.3 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.
Made with Metropix ©2024



4 bedrooms, 2 bathrooms, 1 living area

HIGHLIGHTS

- IMPRESSIVE FOUR BEDROOM FAMILY HOME
- TWO BATHROOMS AND DOWNSTAIRS W/C
- PORTSMOUTH HARBOUR VIEWS
- WALKING DISTANCE TO SHOPS AND SCHOOLS
- OPEN PLAN LIVING
- ULTRA MODERN KITCHEN
- FINSIEDH TO A HIGH STANDARD THROUGHOUT
- CUL-DE-SAC LOCATION
- OPPOSITE TO A PARK AND OPEN GREEN SPACE
- A MUST VIEW

This deceptively spacious four-bedroom mid-terraced home is in a desirable area of Portchester being walking distance to schools, shops and the trains station. Boasting stunning rear views over Portsmouth Harbour and a front-facing open playing field with ample space for children to play, this property perfectly balances tranquility and convenience.

The current owners have transformed the ground floor into an impressive open-plan living space, featuring a state-of-the-art modern kitchen. The sleek and stylish design makes this kitchen a true showpiece, ideal for culinary enthusiasts and those who love to entertain. Flowing seamlessly into the dining and lounge areas, this space is perfect for hosting family gatherings and

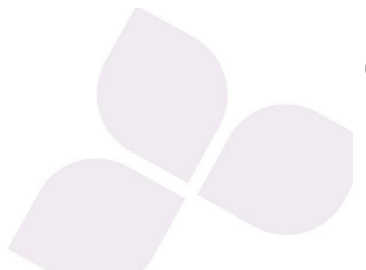
social events.

The first floor offers three generously sized bedrooms and a well-appointed family bathroom. The crowning jewel is the master suite, occupying the entire top floor, complete with a private ensuite for a luxurious and serene retreat.

Outside, the two-tier garden provides a wonderful extension of the living space, with a patio area perfect for al fresco dining and a lower level with a lush lawn, ideal for outdoor activities and relaxation.

This property is a rare find, offering a combination of modern living, spacious accommodation, and breathtaking views. Don't miss the opportunity to make this stunning home yours!

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



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



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
29'3" x 15'8" (8.94 x 4.78)

BEDROOM ONE
16'10" x 12'4" (5.15 x 3.76)

ENSUITE
6'2" x 5'2" (1.88 x 1.58)

BEDROOM TWO
13'6" x 9'8" (4.12 x 2.95)

BEDROOM THREE
12'7" x 9'8" (3.86 x 2.95)

BEDROOM FOUR
8'6" x 6'7" (2.60 x 2.03)

BATHROOM
6'7" x 5'6" (2.03 x 1.70)

EPC - C

COUNCIL TAX BAND - B

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

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 a 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!

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.

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.



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		74	84
England & Wales			

Scan here to see all our properties for sale and rent



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

