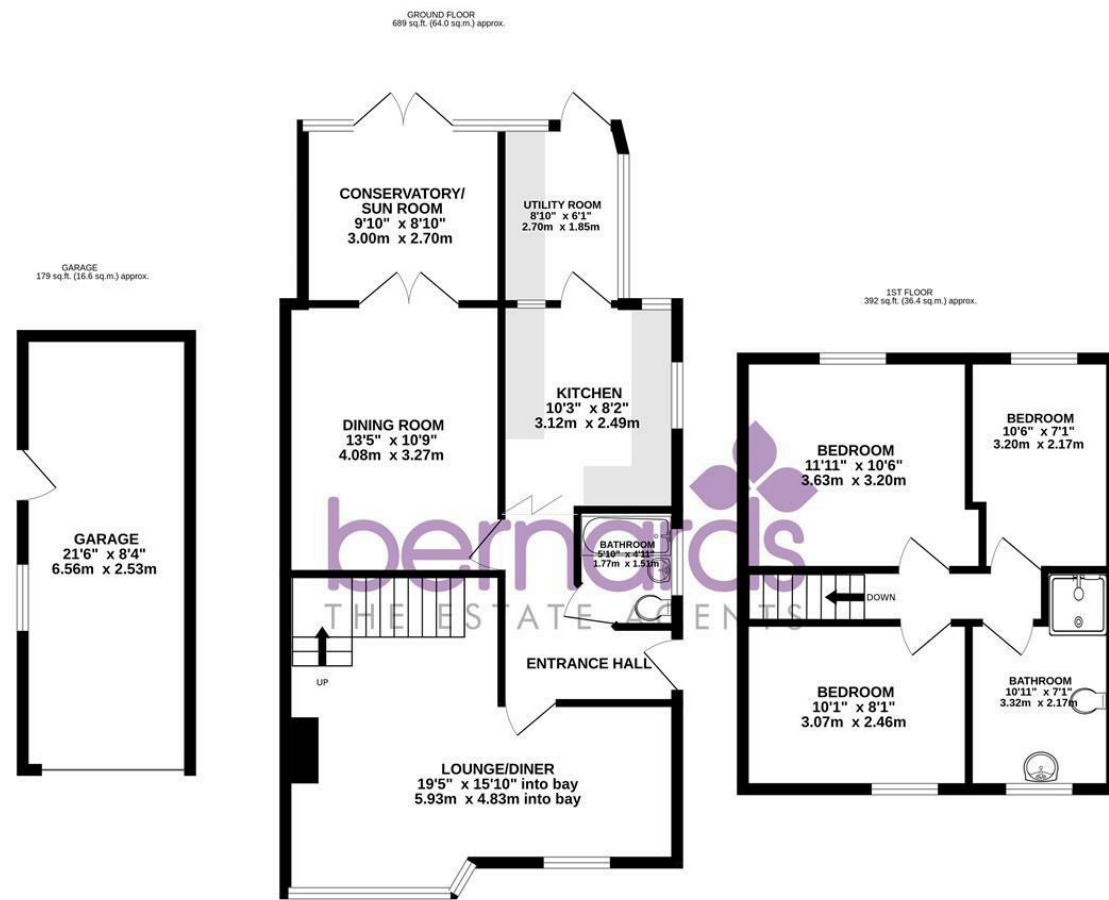




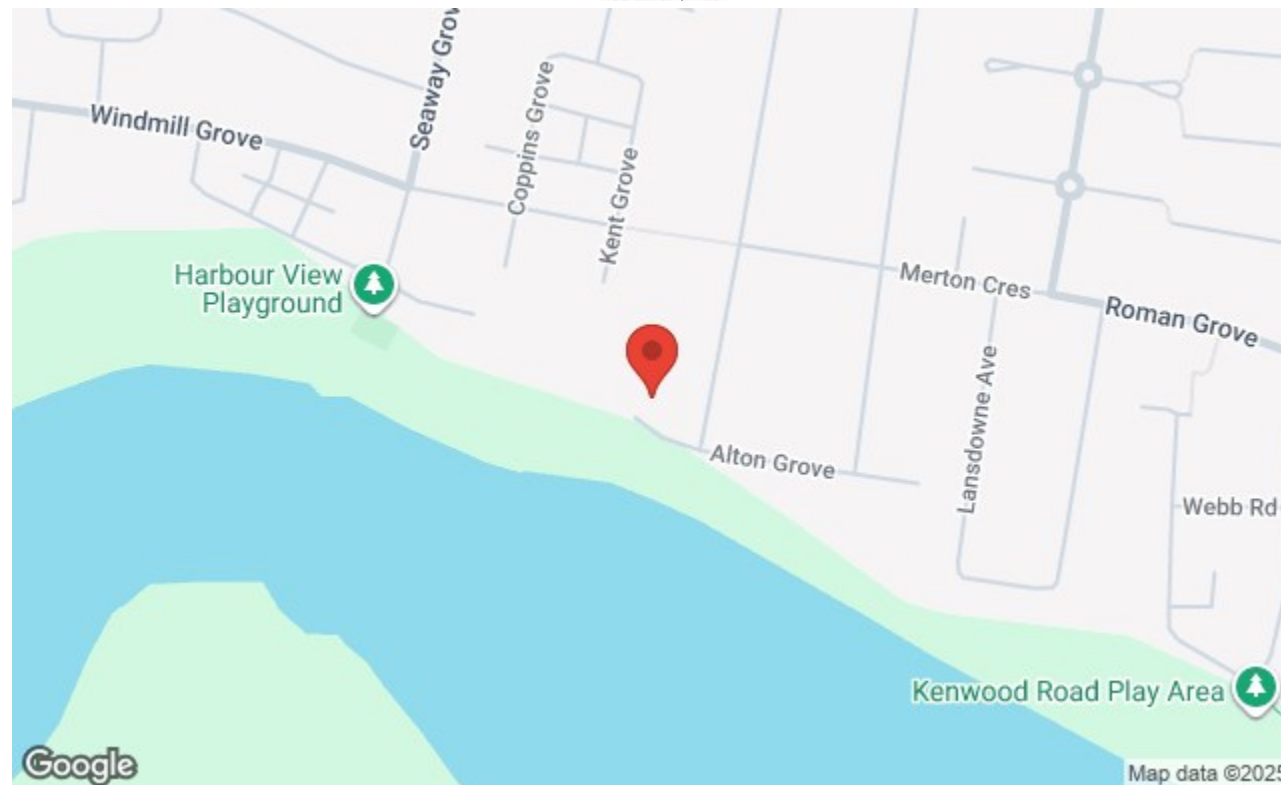
Guide Price £415,000

Alton Grove, Fareham PO16 9NQ

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1259 sq.ft. (117.0 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



## HIGHLIGHTS

- ❖ INCREDIBLE SEA VIEWS
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ GARAGE WITH ELECTRIC DOOR
- ❖ THREE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ METICULOUSLY CARED FOR
- ❖ IDEAL FAMILY HOME
- ❖ CLOSE TO PORTCHESTER CASTLE, TRAIN STATION AND SCHOOLS
- ❖ REAR GARDEN MAINLY LAID TO LAWN WITH MATURE FLOWER BEDS
- ❖ A MUST VIEW

Nestled at the end of a peaceful cul-de-sac, this delightful semi-detached home offers a unique opportunity to enjoy spectacular waterfront living. Fronting directly onto the water's edge, the property boasts breathtaking sea views from the spacious lounge-diner, creating a serene and picturesque living experience.

The house features a large front garden, mainly laid to lawn, providing an attractive setting as well as a driveway leading to a garage at the rear. Upon entering, you are greeted by a welcoming hallway that connects all the living spaces. The front-facing lounge-diner is a highlight, with expansive windows framing the stunning sea views, complemented by a cosy fireplace and a staircase leading to the first floor.

The kitchen, situated towards the rear, provides ample storage and worktop space, flowing seamlessly into the utility room, which grants

access to the rear garden. A modern ground floor bathroom provides convenience and functionality. Adjacent to the kitchen is a separate dining room, which opens into a light-filled conservatory overlooking the private, lawned back garden—ideal for relaxing or entertaining.

Upstairs, the home offers three well-proportioned bedrooms, all benefiting from natural light and storage options. The family shower room is modern and practical, completing this level.

With its tranquil location, incredible views, and thoughtful layout, this charming Portchester home is perfect for those seeking a peaceful coastal lifestyle within walking distance of Portchester Castle, train station and schools.

Call today to arrange a viewing  
01329756500  
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# PROPERTY INFORMATION

**LOUNGE/DINER**  
19'5" x 15'10" (5.93 x 4.83)

**DINING ROOM**  
13'4" x 10'8" (4.08 x 3.27)

**KITCHEN**  
10'2" x 8'2" (3.12 x 2.49)

**CONSERVATORY**  
9'10" x 8'10" (3.00 x 2.70)

**UTILITY ROOM**  
8'10" x 6'0" (2.70 x 1.85)

**DOWNSTAIRS BATHROOM**  
5'9" x 4'11" (1.77 x 1.51)

**BEDROOM ONE**  
11'10" x 10'5" (3.63 x 3.20)

**BEDROOM TWO**  
10'0" x 8'0" (3.07 x 2.46)

**BEDROOM THREE**  
10'5" x 7'1" (3.20 x 2.17)

**BATHROOM**  
10'10" x 7'1" (3.32 x 2.17)

**GARAGE**  
21'6" x 8'3" (6.56 x 2.53)

**COUNCIL TAX BAND - D**

## 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 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 on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring

it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

## 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.

## LETTINGS INFORMATION

If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £1,675PCM. This would provide a 4.47% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 01329756500 or email [fareham@bernardsea.co.uk](mailto:fareham@bernardsea.co.uk).

## TENURE

Freehold



| 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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