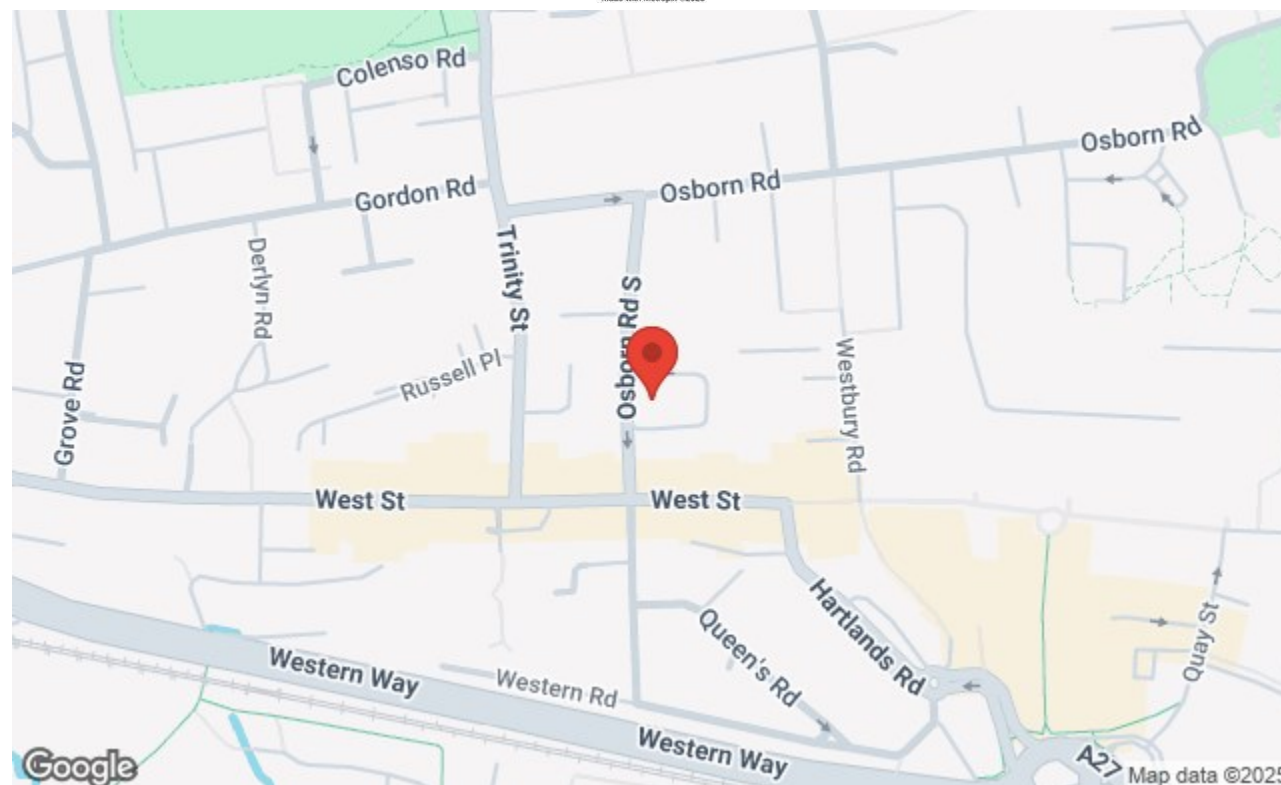


TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.

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.

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



FOR SALE

Offers In Excess Of £400,000

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4 1 2

HIGHLIGHTS

- CHARACTERFUL COTTAGE
- TASTEFULLY MODERNISED THROUGHOUT
- OPEN PLAN
- KITCHEN/DINING/FAMILY ROOM
- SEPERATE LIVING ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- WALLED REAR GARDEN
- PARKING
- TOWN CENTRE LOCATION
- NO FORWARD CHAIN

Hope Cottage is a charming detached four-bedroom property, steeped in history and dating back to 1888. Situated in the heart of Fareham town centre, this beautifully refurbished home offers a rare opportunity to own a characterful property with modern comforts, presented to the market with no forward chain.

This delightful period cottage boasts a front-aspect living room, creating a cozy space to relax. At the heart of the home is the spacious open-plan kitchen/dining/family room, complete with engineered oak flooring, fully integrated appliances offering the perfect setting for entertaining or everyday family life.

Upstairs, the property features four bedrooms, three of which are generously sized doubles. The family bathroom is a luxurious four-piece suite, including both a separate shower and bathtub.

The rear garden is fully enclosed by a charming wall, ensuring privacy and tranquility. Hard landscaped for low maintenance, the garden provides ample space for outdoor seating and entertaining. Practical side pedestrian access adds convenience. To the front you have parking for two cars.

Hope Cottage benefits from an exceptional town centre location, just a short walk from Fareham's vibrant high street and mainline train station. The convenience of local shops, restaurants, and excellent transport links makes this property an ideal choice for families, professionals, or anyone seeking a unique period home in a central setting.

Having been completely refurbished within the last ten years, Hope Cottage seamlessly combines its historic charm with modern functionality. This move-in-ready home is perfect for those who value both character and modern aesthetics.

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



PROPERTY INFORMATION

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 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.

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 £2,000PCM. This would provide a 5.65% 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.



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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