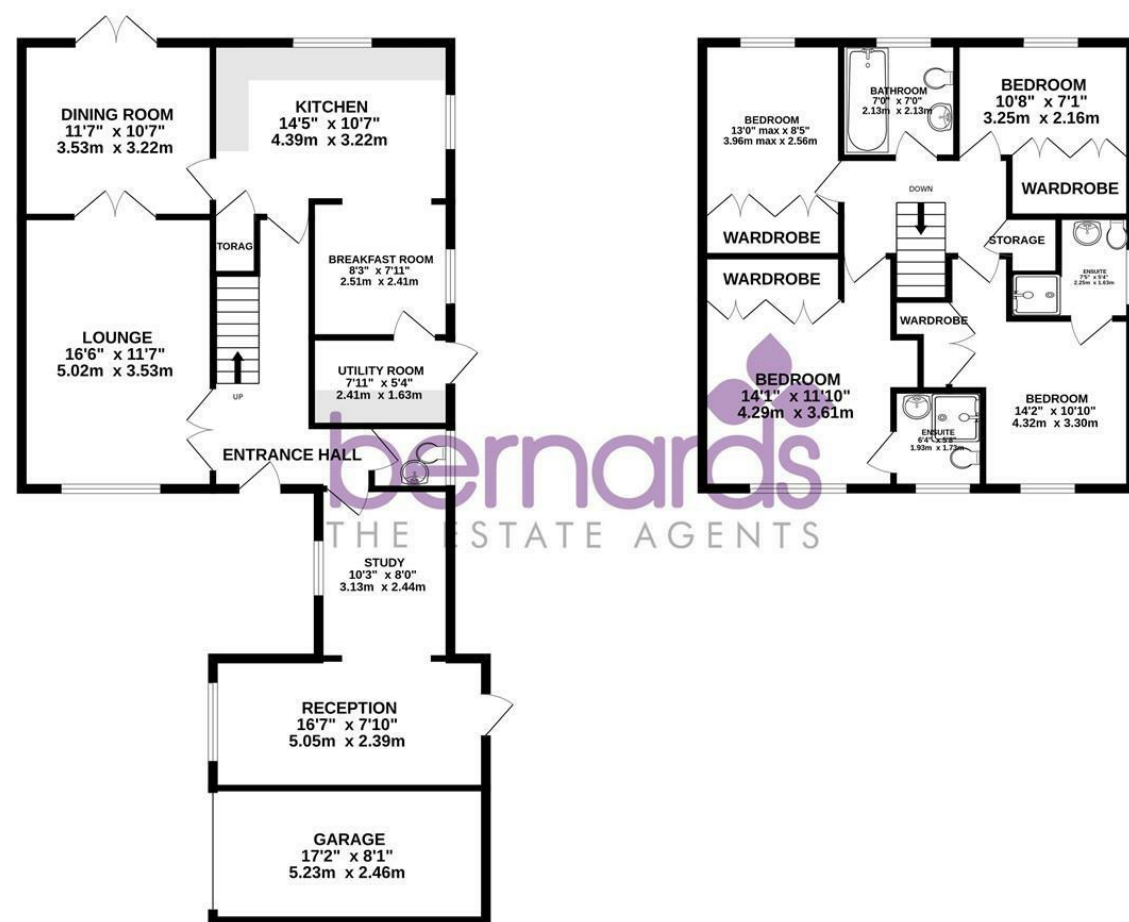
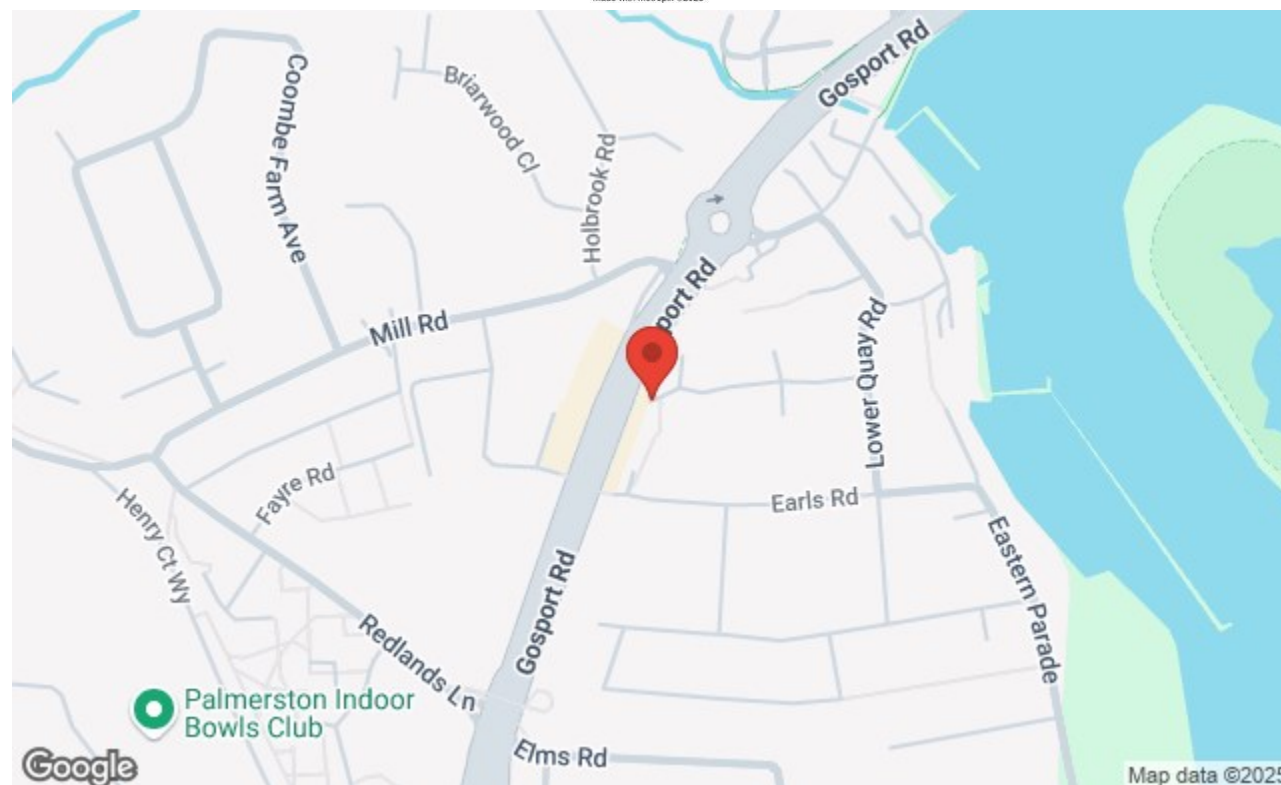


GROUND FLOOR  
1048 sq.ft. (97.3 sq.m.) approx.

1ST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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 ©2025



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



FOR SALE

Guide Price £540,000

Mainsail Drive, Fareham PO16 0XL

bernards  
THE ESTATE AGENTS



4 3 3

## HIGHLIGHTS

- ❖ MODERN DETACHED HOUSE
- ❖ FOUR BEDROOMS
- ❖ THREE RECEPTION ROOMS
- ❖ KITCHEN PLUS UTILITY
- ❖ THREE BATHROOMS
- ❖ PARKING PLUS SINGLE GARAGE
- ❖ BUSINESS FROM HOME SPACE
- ❖ REQUESTED AREA
- ❖ MUST VIEW

Nestled in the desirable area of Mainsail Drive, Fareham, Hampshire, this impressive detached house offers a perfect blend of comfort and functionality. Spanning an expansive 1,750 square feet, the property boasts four generously sized bedrooms, each equipped with built-in wardrobes, ensuring ample storage space. Two of the bedrooms feature en-suite bathrooms, while a well-appointed family bathroom serves the remaining rooms, providing convenience for family living.

The heart of the home is the spacious kitchen and breakfast room, which is complemented by a utility room, making daily tasks a breeze. The property also includes three additional reception rooms, offering versatile spaces that can be tailored to your lifestyle, whether for entertaining guests, creating a home office, or enjoying quiet family time.

One of the standout features of this property is the ready-made business space located within part of the converted garage, providing an excellent opportunity for those looking to work from home. The south-facing garden is a delightful retreat, featuring a partly walled design that enhances privacy and creates a serene outdoor environment, perfect for relaxation or family gatherings.

Parking is plentiful, with space for up to four vehicles, ensuring convenience for residents and guests alike. This property is marketed with no forward chain, allowing for a smooth and efficient purchase process.

In summary, this charming home on Mainsail Drive is an ideal choice for families or professionals seeking a spacious and versatile living environment in a sought-after location. With its excellent amenities and potential for business use, this property is not to be missed.

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





# PROPERTY INFORMATION

## 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

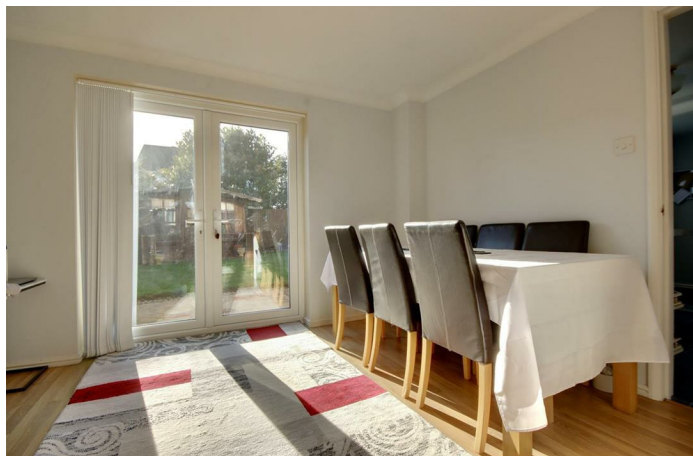
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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.

## 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 £2,200PCM. This would provide a 4.80% 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).



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



Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

