

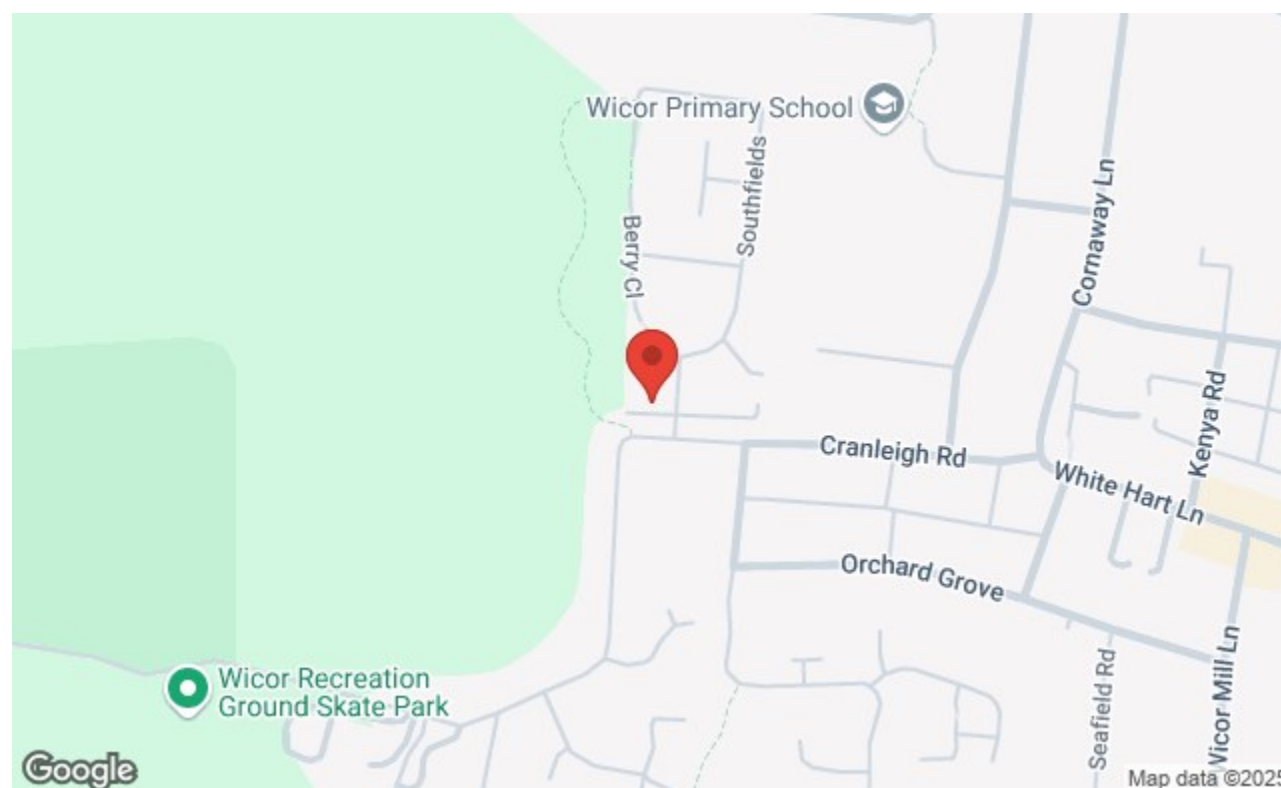


Southfields, Fareham, PO16

Approximate Area = 980 sq ft / 91 sq m
Outbuilding = 257 sq ft / 23.9 sq m
Total = 1237 sq ft / 114.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1238577



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



Offers In Excess Of £425,000

Southfields, Portchester PO16 9FG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED HOUSE BUILT 2019
- ❖ THREE BEDROOMS
- ❖ OPEN PLAN KITCHEN/DINING ROOM
- ❖ SEPERATE UTILITY ROOM
- ❖ FRONT ASPECT LIVING ROOM
- ❖ LANDSCAPED REAR GARDEN
- ❖ LARGE OUTBUILDING
- ❖ CLOSE TO PORTCHESTER FORESHORE
- ❖ OFF STREET PARKING FOR TWO CARS
- ❖ MUST VIEW

A stunning and modern three-bedroom detached family home, located in the highly desirable Southfields. Built in 2019, this beautifully designed property offers contemporary living spaces, perfect for today's lifestyle.

Upon entering the property, you are greeted by a spacious and inviting entrance hall. To the front of the home is a separate sitting room, a cosy space ideal for relaxing. At the rear, the fantastic open-plan kitchen and dining room. The kitchen also provides access to a utility room with space for a washing machine, tumble dryer, and a large pantry cupboard for added storage. Completing the ground floor is a convenient downstairs cloakroom and a generously sized understairs storage cupboard.

Upstairs, the property boasts three well-proportioned bedrooms. The main bedroom features bespoke built-in wardrobes and an en-suite bathroom, while the second and third bedrooms offer comfort and versatility. These bedrooms share access to a stylish, contemporary family bathroom.

Outside, the property enjoys a well-maintained rear garden with a spacious deck area with built in BBQ and pizza oven. A real feature of the garden is the impressive outbuilding with both light and power and has endless options for a buyer. The property also includes a driveway for off-street parking for two vehicles.

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



PROPERTY INFORMATION

LOCATION

Southfields is ideally located near Fareham Town Centre and within proximity to the highly regarded Cams Hill School, making it an excellent choice for families. For commuters, the property is just minutes away from Junction 11 of the M27, providing convenient access to surrounding areas.

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. 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.

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.

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.

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!

ANTI-MONEY LAUNDERING (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.

COUNCIL TAX BAND - D

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 £1,750PCM. This would provide a 4.94% gross return based on the current asking price. If you would like any further information about our residential lettings 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		94
(81-91) B	83	
(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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