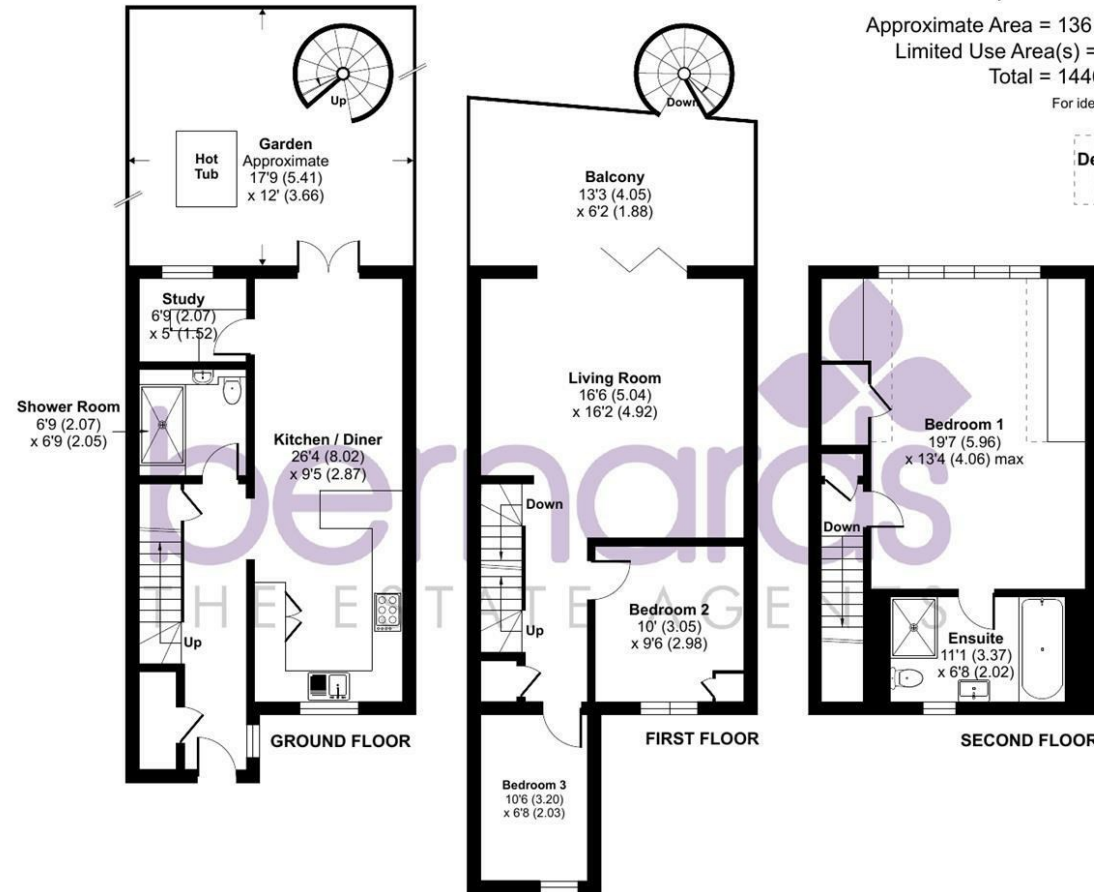




## Earl Godwin Close, Fareham, PO16

Approximate Area = 1361 sq ft / 126.4 sq m  
Limited Use Area(s) = 85 sq ft / 7.8 sq m  
Total = 1446 sq ft / 134.3 sq m  
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1230042



Guide Price £525,000

Earl Godwin Close, Fareham PO16 0DW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- STUNNING VIEWS
- CENTRAL FAREHAM LOCATION
- THREE BEDROOMS
- COURTYARD AND BALCONY
- PARKING FOR TWO CARS
- BATHROOM WITH STEAM SHOWER
- LARGE MASTER SUITE WITH WARDROBES AND ENSUITE
- MODERN KITCHEN DINER WITH APPLIANCES
- CONTEMPORARY STYLE HOUSE
- MUST VIEW TO APPRECIATE THE SPACE AND VIEWS ON OFFER

Nestled within an exclusive cul-de-sac of just 11 homes, this exceptional three-story property offers breathtaking views over Fareham Creek and a highly versatile living space designed for modern luxury.

The ground floor welcomes you with a bright entrance hallway leading to a stylish storage cupboard, a contemporary shower room featuring a high-end steam shower, and a spacious open-plan kitchen and dining area. The kitchen boasts top-of-the-line appliances, a sleek breakfast bar, and an abundance of natural light. A cosy study at the rear of the house provides the perfect spot to take in the serene waterside views. Patio doors open onto a beautifully designed courtyard garden, where the current owner has installed a state-of-the-art hot tub—perfect for unwinding as the sun sets over the creek.

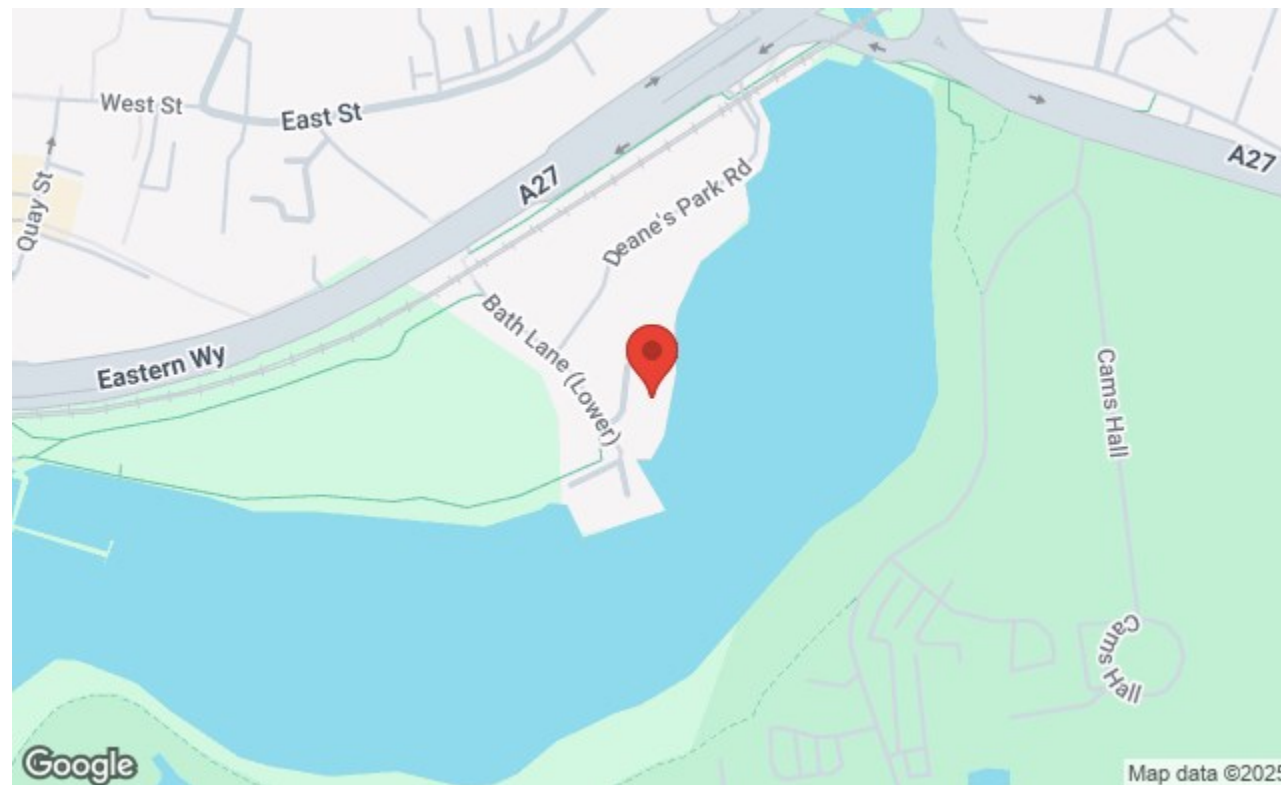
Ascending to the first floor, you'll find an elegant

sitting room with bi-folding doors that lead to a private balcony, offering panoramic views across the water towards Cams Golf Club. Two additional bedrooms on this floor provide ample space for family or guests.

The top floor is dedicated entirely to a magnificent master suite, featuring a generously sized bedroom, fitted wardrobes, and a luxurious en-suite with both a bathtub and a walk-in shower—creating a true retreat.

To the front of the property, there is private parking for two cars. Located just moments from Fareham town centre, this rare gem sits on the edge of Bath Lane Recreation Ground and the cricket pitch, offering both convenience and tranquility in equal measure.

Properties of this calibre are rarely available—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  
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# PROPERTY INFORMATION

**KITCHEN DINER**  
26'3" x 9'4" (8.02 x 2.87)

**STUDY**  
6'9" x 4'11" (2.07 x 1.52)

**SHOWER ROOM**  
6'9" x 6'8" (2.07 x 2.05)

**LIVING ROOM**  
16'6" x 16'1" (5.04 x 4.92)

**BALCONY**  
13'3" x 6'2" (4.05 x 1.88)

**BEDROOM TWO**  
10'0" x 9'9" (3.05 x 2.98)

**BEDROOM THREE**  
10'5" x 6'7" (3.20 x 2.03)

**BEDROOM ONE**  
19'6" x 13'3" (5.96 x 4.06)

**ENSUITE**  
11'0" x 6'7" (3.37 x 2.02)

**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.

**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

**REMOVAL QUOTE**  
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 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.

**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!

**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 £2,500PCM. This would provide a 5% 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) 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	71	80
England & Wales		



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