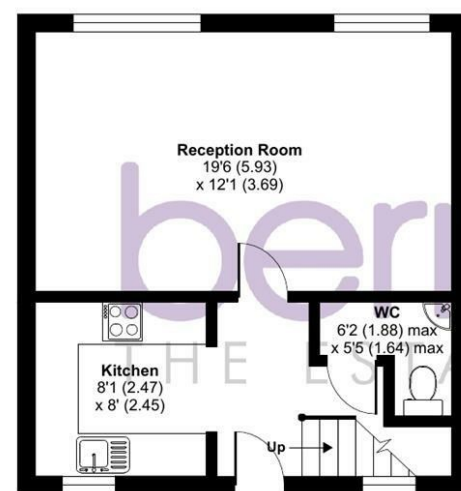


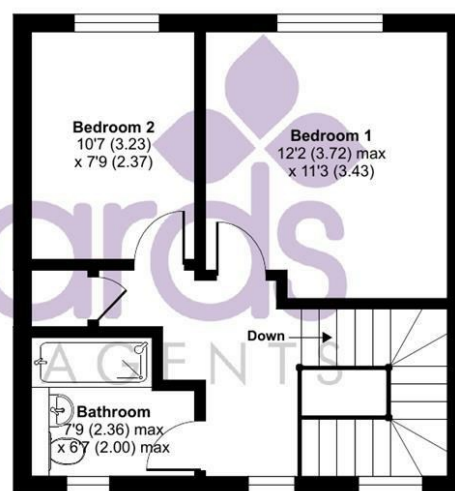
## West Mews, Knowle, Fareham, PO17

Approximate Area = 812 sq ft / 75.4 sq m

For identification only - Not to scale

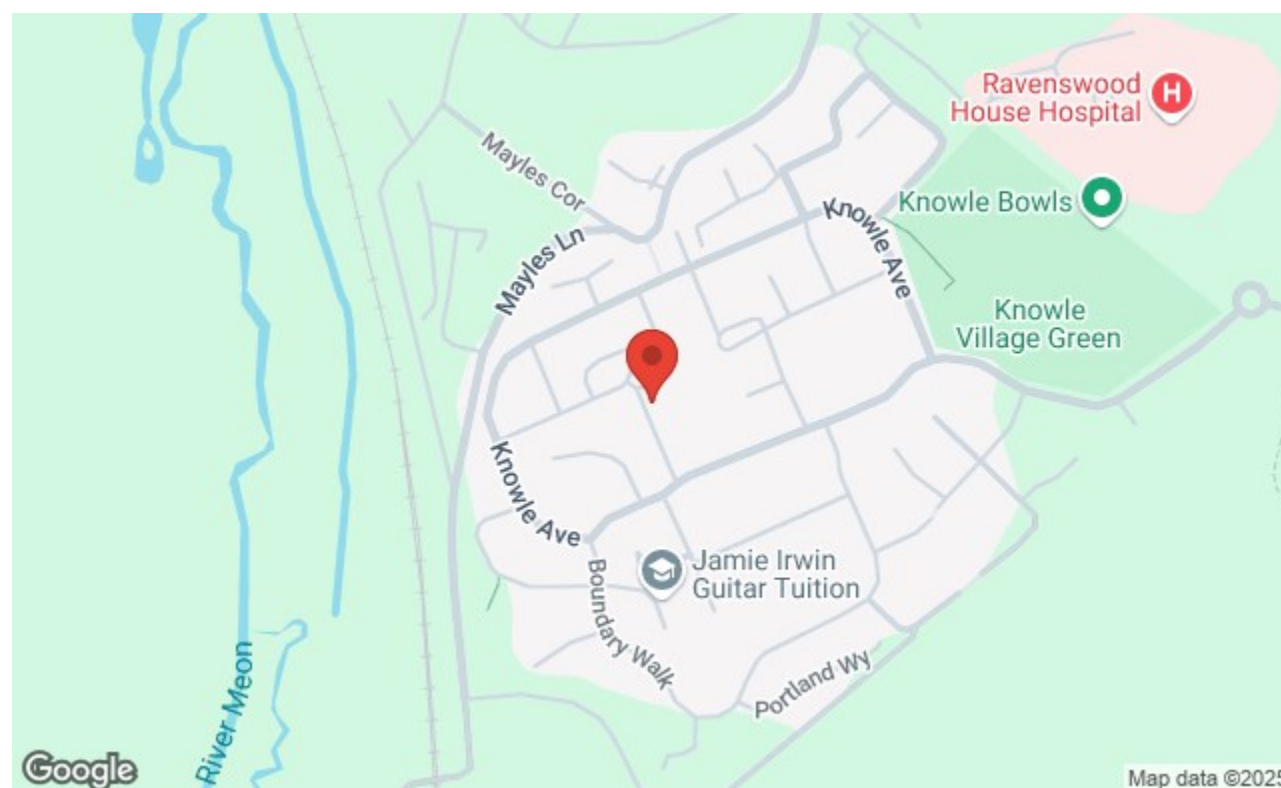


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1256979



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



Guide Price £270,000

West Mews, Knowle PO17 5FA

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM HOUSE
- ❖ PRIVATE REAR GARDEN
- ❖ ALLOCATED PARKING
- ❖ TALL CIELINGS
- ❖ KNOWLE VILLAGE LOCATION
- ❖ GRADE TWO LISTED
- ❖ FULL OF CHARACTURE AND CHARM
- ❖ LOUNGE DINER LAYOUT
- ❖ SASH WINDOWS
- ❖ FAMILY BATHROOM AND DOWNSTAIR W/C

Set within a characterful building in the charming village of Knowle, this delightful Grade II listed two-bedroom house offers a perfect blend of traditional features and modern living. The property boasts allocated parking at the front, adding to its convenience and appeal.

Upon entering, you'll be greeted by a grand entrance hallway featuring an impressive staircase, setting the tone for the rest of the property. To the right, you'll find access to a convenient downstairs W/C, ideal for guests. The kitchen, located at the front of the house, offers a functional space with plenty of light. At the rear, the generous lounge diner is bathed in natural light from beautiful sash windows, offering a lovely outlook and a perfect spot for both relaxing and entertaining.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, one of

which benefits from fitted wardrobes. The family bathroom is modern and bright, while the large landing area has been thoughtfully used as a home office, offering flexibility for modern lifestyles.

Outside, the property benefits from a generous-sized, low-maintenance garden, with easy access around the back of the house. This private outdoor space offers the perfect place for outdoor dining or enjoying the peaceful surroundings.

Situated in the heart of Knowle, a picturesque and friendly village, this home is within walking distance to the local market town of Wickham, offering a wide range of amenities including a shop and café. Perfect for those seeking a peaceful yet connected lifestyle, this property is a must-see.

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





# PROPERTY INFORMATION

**LOUNGE/DINER**  
19'5" x 12'1" (5.93 x 3.69)

**KITCHEN**  
8'1" x 8'0" (2.47 x 2.45)

**W/C**  
6'2" x 5'4" (1.88 x 1.64)

**BEDROOM ONE**  
12'2" x 11'3" (3.72 x 3.43)

**BEDROOM TWO**  
10'7" x 7'9" (3.23 x 2.37)

**BATHROOM**  
7'8" x 6'6" (2.36 x 2.00)

**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.

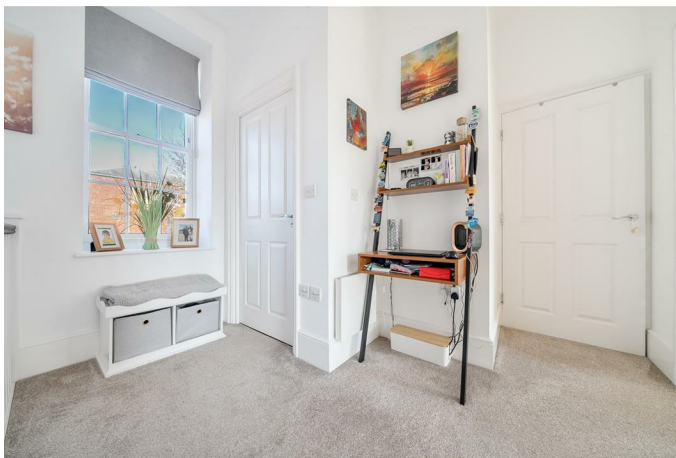
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**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.

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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