



## East Hill Close, Fareham, PO16

Approximate Area = 2261 sq ft / 210 sq m

Garage = 360 sq ft / 33.4 sq m

Total = 2621 sq ft / 243.4 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1257049



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# Guide Price £800,000

## East Hill Close, Fareham PO16 8SE

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THE ESTATE AGENTS



## HIGHLIGHTS

- OVER 2,600 SQFT OF LIVING SPACE
- CIRCA 0.25 ACRE PLOT
- WALLINGTON VILLAGE
- HARRISON AND CAMS HILL SCHOOL CATCHMENTS
- DOUBLE GARAGE WITH LARGE DRIVEWAY
- COMPLETELY REFURBISHED THROUGHOUT
- UNDERFLOOR HEATING ON THE GROUND FLOOR
- UTILITY ROOM
- FIVE DOUBLE BEDROOMS WITH A SELECTION OF FITTED WARDROBES
- ENSUITE WITH FREE STANDING BATH TUB

This beautifully renovated 5-bedroom home, set on a large plot of circa 0.25 acres, offers luxurious living in the heart of Wallington, a charming village on the outskirts of Fareham. Situated on a peaceful road, this property provides the perfect combination of privacy and convenience, with easy access to local amenities and excellent schools such as Harrison Primary and Cams Hill Secondary.

The property has been upgraded throughout, with extensive works that include a new cladding façade and two sleek electric garage doors, giving it a modern and contemporary look. The house has been reconfigured to create an expansive, open-plan living space, ideal for family living.

Upon entering, you are greeted by a spacious, light-filled hallway that leads into a newly designed kitchen with integrated appliances, a large central island, and a dining area that flows seamlessly into the living space at the back of the house. Bi-folding doors open onto the garden, and a feature fireplace adds warmth to the room.

In addition to the main living area, there is a separate snug, perfect for a quiet retreat. The ground floor benefits from underfloor heating and features a large double garage with internal access, a utility room, and a downstairs WC.

Upstairs, the oak and glass staircase leads to a large landing where you'll find five generously sized double bedrooms, some with fitted wardrobes, offering ample space for a growing family. The master bedroom boasts a stunning ensuite, complete with a freestanding bath, while a stylish four-piece bathroom serves the other bedrooms. The slightly elevated position of the property provides beautiful views over the surrounding area.

The garden is a real highlight of the property, with a large expanse of lawn bordered by mature plants and shrubs. A newly laid porcelain patio extends the width to the rear of the property, with a large summer house to the side with potential as a home office or gym.

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





# PROPERTY INFORMATION

**KITCHEN DINER**  
24'5" x 15'3" (7.46 x 4.65)

**LIVING ROOM**  
24'3" x 12'10" (7.40 x 3.92)

**SNUG ROOM**  
17'7" x 15'2" (5.37 x 4.64)

**UTILITY ROOM**  
7'9" x 5'7" (2.37 x 1.72)

**DOUBLE GARAGE**  
19'9" x 18'6" (6.03 x 5.65)

**BEDROOM ONE**  
17'6" x 10'9" (5.35 x 3.29)

**ENSUITE**  
9'7" x 9'2" (2.94 x 2.80)

**BEDROOM TWO**  
12'5" x 11'10" (3.79 x 3.61)

**BEDROOM THREE**  
13'11" x 13'7" (4.25 x 4.16)

**BEDROOM FOUR**  
14'0" x 13'9" (4.28 x 4.21)

**BEDROOM FIVE**  
12'11" x 11'2" (3.94 x 3.42)

**BATHROOM**  
9'6" x 7'4" (2.91 x 2.26)

**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.

**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.



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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