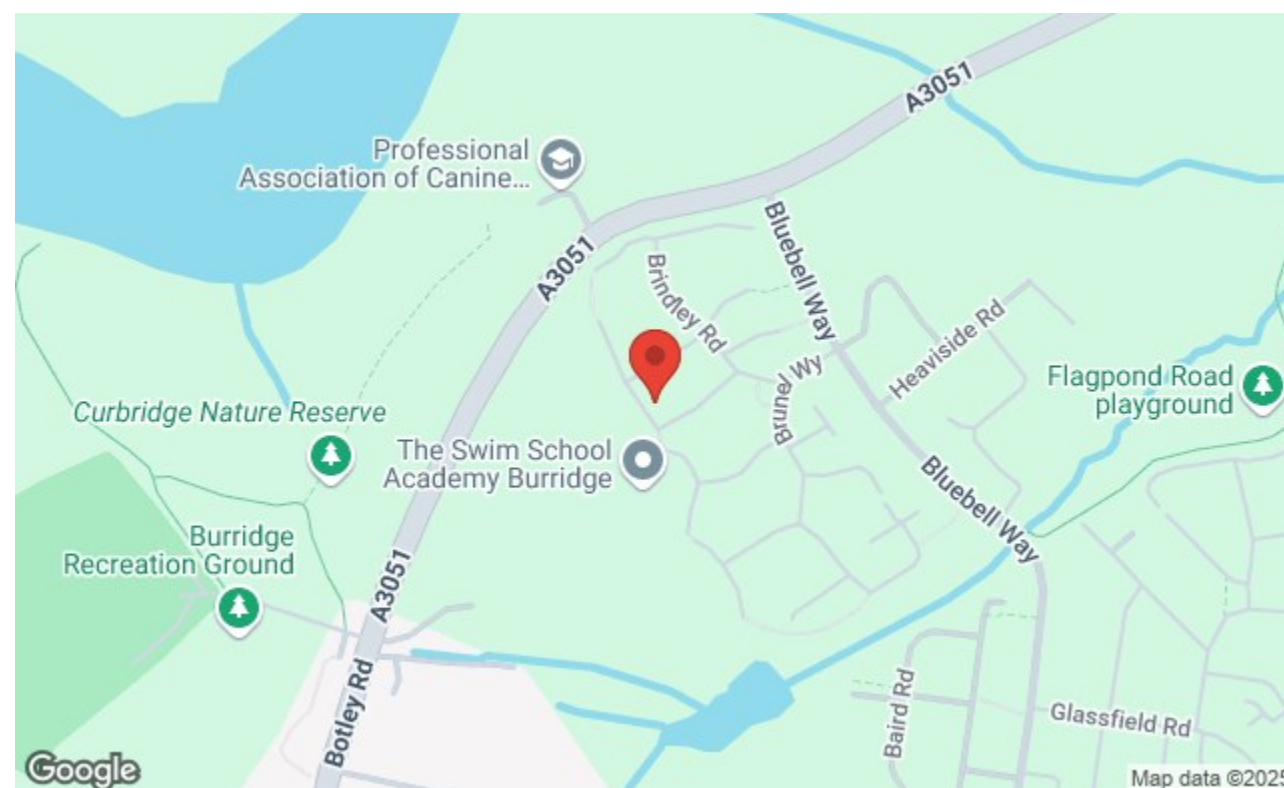


## Armstrong Crescent, Whiteley, Fareham, PO15

Approximate Area = 1179 sq ft / 109.5 sq m  
Garage = 211 sq ft / 19.6 sq m  
Total = 1390 sq ft / 129.1 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: 1264300



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



Guide Price £485,000

Armstrong Crescent, Whiteley PO15 7PY

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- CONTEMPORARY DETACHED HOUSE
- FOUR GENEROUS BEDROOMS
- ENSUITE AND FAMILY BATHROOM
- DRIVEWAY AND GARAGE
- MODERN OPEN PLAN KITCHEN/LOUNGE/DINER
- SEPERATE UTILITY ROOM
- FACING ONTO HANGMANS COPSE
- LANDSCAPED REAR GARDEN
- UPGRADED QUARTZ WORKTOPS AND AMTICO FLOORING THROUGHOUT THE GROUND FLOOR
- WALKING DISTANCE TO WHITELEY VILLAGE

This modern, contemporary-style four-bedroom home offers the perfect blend of comfort and sophistication. Built just four years ago, it remains under the new home warranty, providing peace of mind for its next owner. Situated at the edge of the development, the property enjoys a semi-rural feel, with beautiful views over the tranquil woodland of Hangmans Copse, creating an enviable and serene outlook.

A spacious driveway offers parking for two cars, along with the added benefit of a single garage. Step inside to discover a welcoming entrance hallway, leading seamlessly to the various living spaces. At the front of the house is a formal sitting room, complete with a charming bay window that floods the room with natural light. There is also a convenient downstairs W/C for added practicality.

To the rear of the home, you'll find a large, open-plan kitchen, lounge, and dining area—an ideal space for socializing and entertaining guests. The sleek, modern kitchen is fitted with integrated appliances, creating a stylish and functional space.

For added convenience, there is a separate utility room, keeping everyday chores neatly out of sight. The kitchen-diner also benefits from patio doors, leading out to the beautifully landscaped rear garden, allowing the outdoors to blend effortlessly with the living area.

Upstairs, the home features four generously sized bedrooms. The large master bedroom boasts fitted wardrobes and a luxurious shower room ensuite, offering a private retreat. Three further spacious double bedrooms share the well-appointed family bathroom, complete with a shower over the bathtub.

The property has been meticulously maintained by the current owners, ensuring it is in show-home condition throughout. The rear garden has been thoughtfully landscaped, with a mainly lawned area and mature borders adding to its charm. A path leads to the bottom of the garden, where a private, cozy seating area provides the perfect spot to relax and enjoy the surroundings.

Call today to arrange a viewing

01329756500

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# PROPERTY INFORMATION

**LIVING ROOM**  
16'1" x 11'5" (4.91 x 3.49)

**KITCHEN DINER**  
19'10" x 15'0" (6.06 x 4.58)

**UTILITY ROOM**  
7'6" x 5'2" (2.29 x 1.59)

**W/C**  
6'9" x 7'6" (2.07 x 2.29)

**BEDROOM ONE**  
13'0" x 9'8" (3.97 x 2.95)

**ENSUITE**  
7'4" x 4'7" (2.24 x 1.40)

**BEDROOM TWO**  
11'0" x 9'2" (3.36 x 2.80)

**BEDROOM THREE**  
10'0" x 9'1" (3.06 x 2.79)

**BEDROOM FOUR**  
10'4" x 7'9" (3.16 x 2.38)

**BATHROOM**  
7'0" x 7'9" (2.14 x 2.38)

**GARAGE**  
19'8" x 10'8" (6.00 x 3.27)

**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 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.

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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!



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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