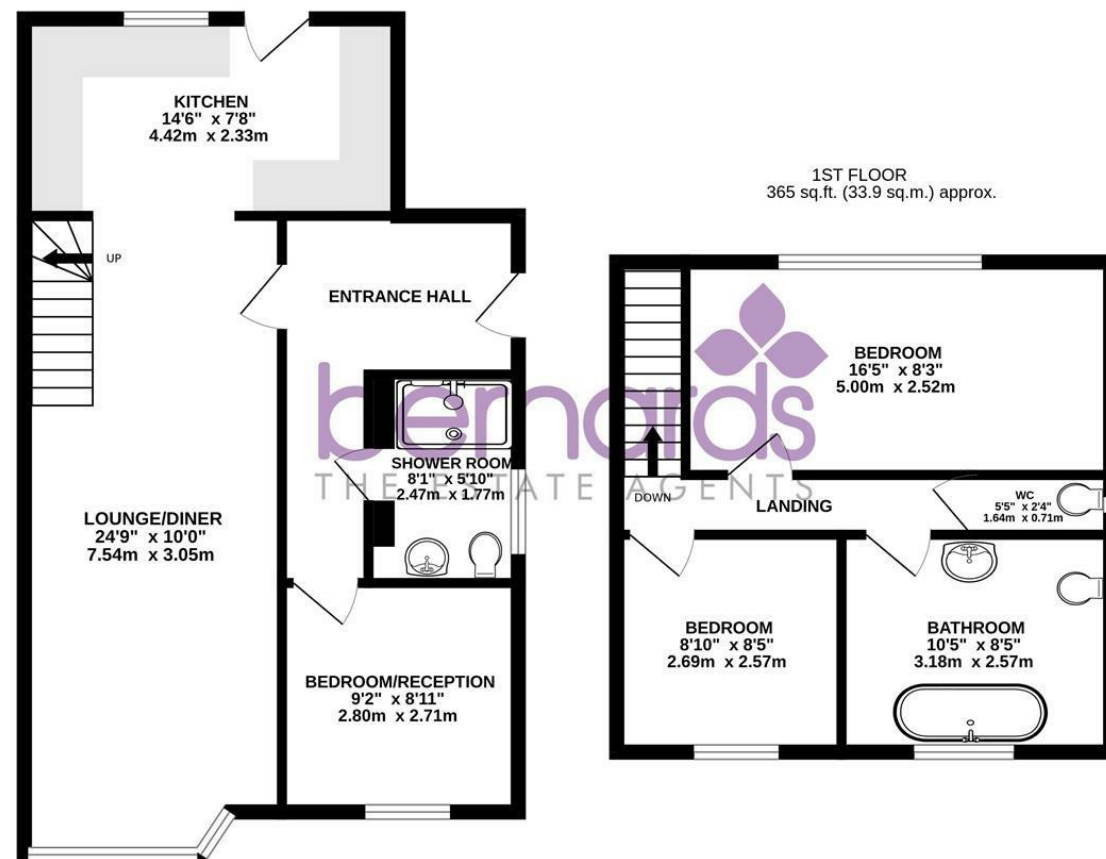
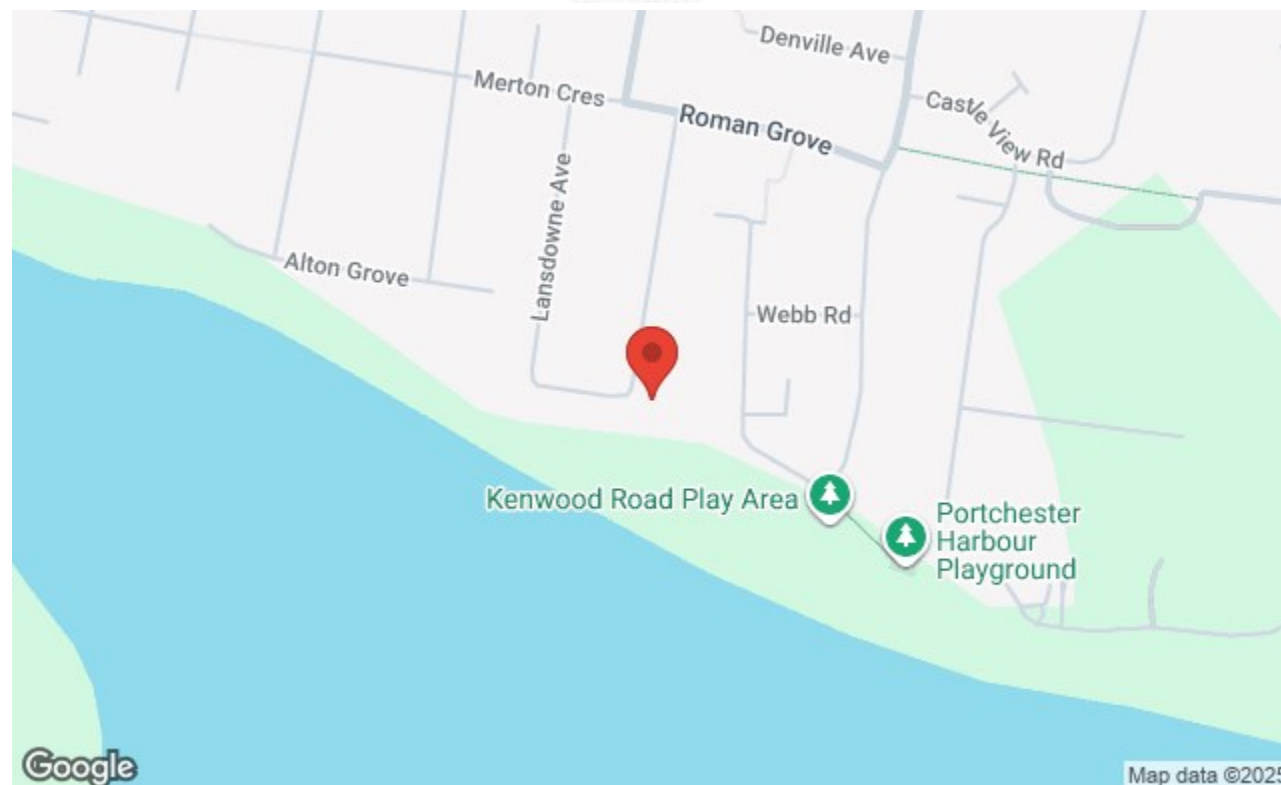


GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500



Offers In Excess Of £425,000

Lonsdale Avenue, Fareham PO16 9NP

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ NEWLEY REFURBISHED
- ❖ CHAIN FREE
- ❖ COASTAL VIEWS
- ❖ THREE BEDROOMS
- ❖ GROUND FLOOR SHOWER ROOM
- ❖ EAST FACING REAR GARDEN
- ❖ MODERN FITTED KITCHEN
- ❖ LARGE FIRST FLOOR BATHROOM
- ❖ DRIVEWAY FOR TWO VEHICLES
- A MUST VIEW

Nestled in the charming area of Lonsdale Avenue, Fareham, this delightful bungalow offers a perfect blend of comfort and modern living. Spanning an impressive 928 square feet, the property boasts well-proportioned living space, making it an ideal home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining.

One of the standout features of this property is the beautifully appointed bathroom, which has been designed with both elegance and functionality in mind. Additionally, the bungalow benefits from a

second shower room, providing convenience for family living or guests.

The coastal views from this property are simply breathtaking, allowing you to enjoy the serene beauty of the surrounding landscape. Being chain-free, this home presents a hassle-free opportunity for prospective buyers, making it easier to move in and start enjoying your new surroundings.

In summary, this bungalow on Lonsdale Avenue is a rare find, combining modern amenities with stunning views in a desirable location. Whether you are looking to settle down or invest, this property is not to be missed.

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk





# PROPERTY INFORMATION

**LOUNGE/DINER**  
24'8" \* 10'0" (7.54 \* 3.05)

**KITCHEN**  
14'6" \* 7'7" (4.42 \* 2.33)

**BEDROOM/RECEPTION ROOM**  
9'2" \* 8'10" (2.80 \* 2.71)

**SHOWER ROOM**  
8'1" \* 5'9" (2.47 \* 1.77)

**BEDROOM ONE**  
16'4" \* 8'3" (5.00 \* 2.52)

**BEDROOM TWO**  
8'9" \* 8'5" (2.69 \* 2.57)

**BATHROOM**  
10'5" \* 8'5" (3.18 \* 2.57)

**COUNCIL TAX BAND C**

## 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)

### 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 £1,650PCM. This would provide a 4.4% 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).

## TENURE

Freehold



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 85        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 56      |           |
| (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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