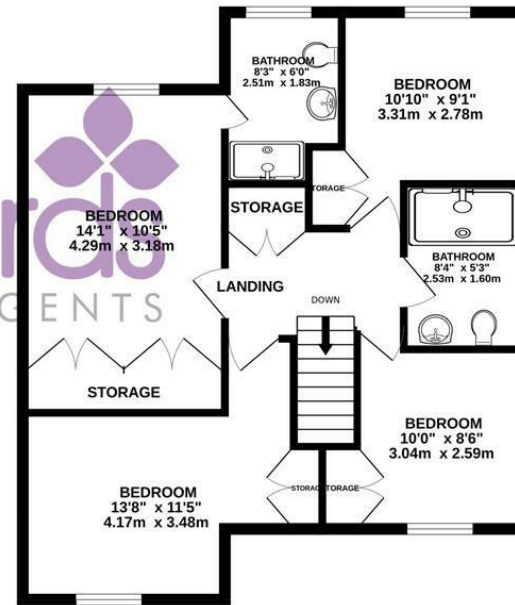


GROUND FLOOR  
973 sq.ft. (90.4 sq.m.) approx.

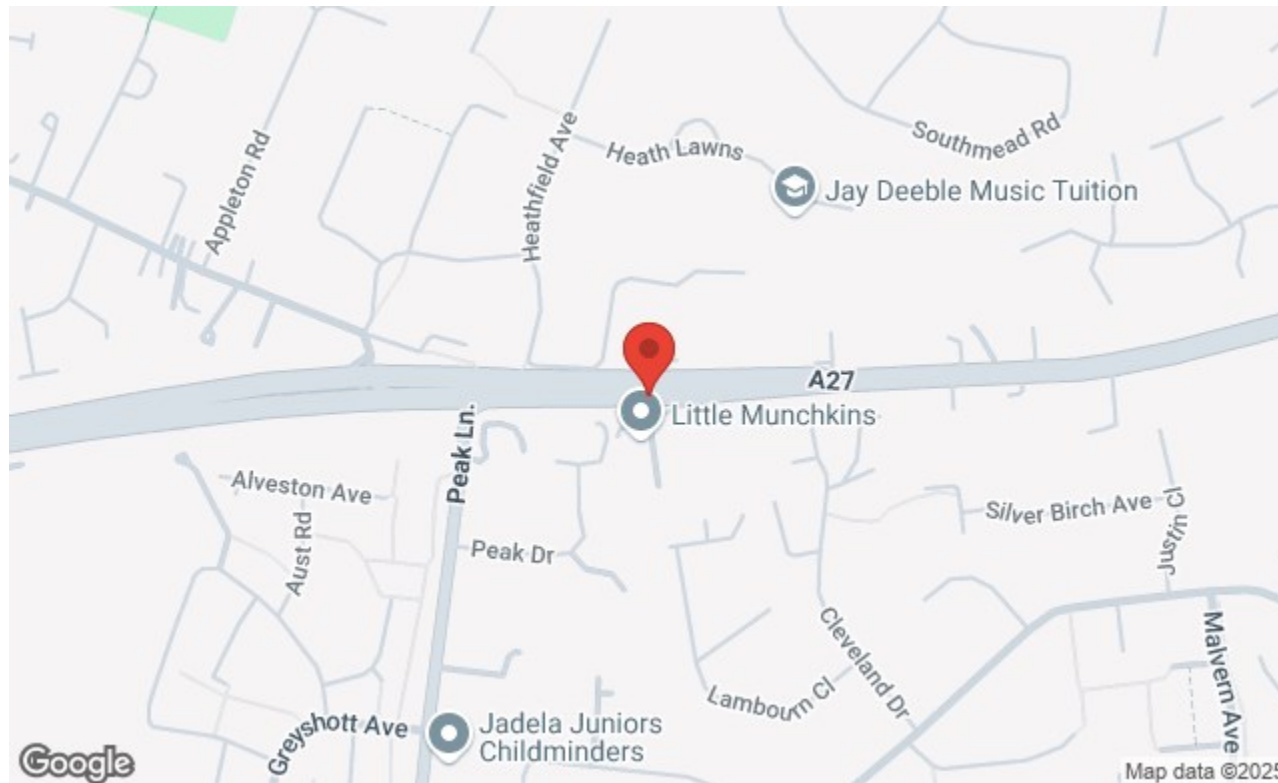


1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1624 sq.ft. (150.8 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



Guide Price £580,000

The Avenue, Fareham PO14 1PE

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ GATED DEVELOPMENT OF ONLY 2 UNITS
- ❖ DETACHED FAMILY HOUSE
- ❖ FOUR BEDROOMS
- ❖ KITCHEN/DINER
- ❖ UTILITY ROOM
- ❖ LIVING ROOM PLUS FURTHER RECEPTION ROOM
- ❖ AIR SOURCE HEAT PUMP WITH UNDERFLOOR HEATING
- ❖ CAR PORT
- ❖ REQUESTED LOCATION
- ❖ NO FORWARD CHAIN

**\*\*CALL FOR ADDED BUYER INCENTIVE\*\***

Step into style and sophistication with this exceptional, newly built four-bedroom detached home, perfectly positioned in one of the area's most sought-after neighbourhoods. Designed with modern family living in mind, this impressive property offers a beautifully spacious layout and high-end finishes throughout.

The heart of the home is a sleek open-plan kitchen and dining area, ideal for both everyday family life and entertaining guests in style. A separate, bright and airy living room provides a welcoming retreat, perfect for relaxing evenings and quality downtime. For those working from home or in need of a quiet space, the property also benefits from a dedicated study—ideal for a home office, reading room, or hobby space.

Upstairs, you'll find four generously sized

bedrooms, including a luxurious master suite complete with a private ensuite bathroom, offering a peaceful sanctuary at the end of the day.

Outside, a private, landscaped garden offers a fantastic outdoor space for children to play, summer barbecues, or simply unwinding in the fresh air. The property is also ideally located with excellent transport links and a wealth of local amenities just moments away, making everyday life effortlessly convenient.

Don't miss out – homes of this calibre are rare to the market. Call us today to book your private viewing and experience everything this stunning property has to offer.

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





# PROPERTY INFORMATION

## LOCATION

The Avenue in Fareham, Hampshire, is a highly sought-after location that perfectly balances suburban peace with urban convenience. Just 1.3 miles from Fareham Railway Station, residents enjoy excellent transport links with regular services to London Waterloo, Portsmouth, Southampton, Cardiff, and Brighton. The vibrant Fareham town centre is within easy reach, offering a wide array of shops, restaurants, and essential amenities.

## COUNCIL TAX BAND F

Fareham Borough Council - £3,126.58

## 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.

## 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.

## 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!

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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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