

#### TOTAL FLOOR AREA: 1624 sq.ft. (150.8 sq.m.) approx



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



# Guide Price £560,000

The Avenue, Fareham PO14 1PE













## **HIGHLIGHTS**

**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 GATED DEVELOPMENT OF ONLY 2 UNITS 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

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





# PROPERTY INFORMATION

from Fareham Railway Station, strongest possible light. residents enjoy excellent transport links with regular services to Please note that our sellers expect town centre is within easy reach, cooperation. offering a wide array of shops, restaurants, and essential amenities.

### COUNCIL TAX BAND F £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 ANTI-MONEY LAUNDERING local knowledge and will provide a (AML) personable service. Please ask a Bernards Estate agents have a 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

offer on this or any other property AML check being completed we are marketing, we encourage

you to contact your local office as The Avenue in Fareham, early as possible. One of our Hampshire, is a highly sought- financial advisors will work with after location that perfectly you to verify and validate your balances suburban peace with offer, ensuring it is fully signed off urban convenience. Just 1.3 miles and presented to the seller in the

London Waterloo, Portsmouth, us to confirm a buyer's financial Southampton, Cardiff, and position when any offer is Brighton. The vibrant Fareham submitted. Thank you for your

### **BERNARDS MORTGAGE & PROTECTION**

We have a team of advisors covering all our offices, offering a Fareham Borough Council - 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!

member of our sales team for legal obligation to complete antimoney 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 If you are considering making an put forward an offer without the









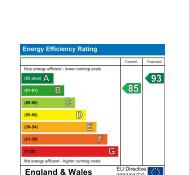
















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