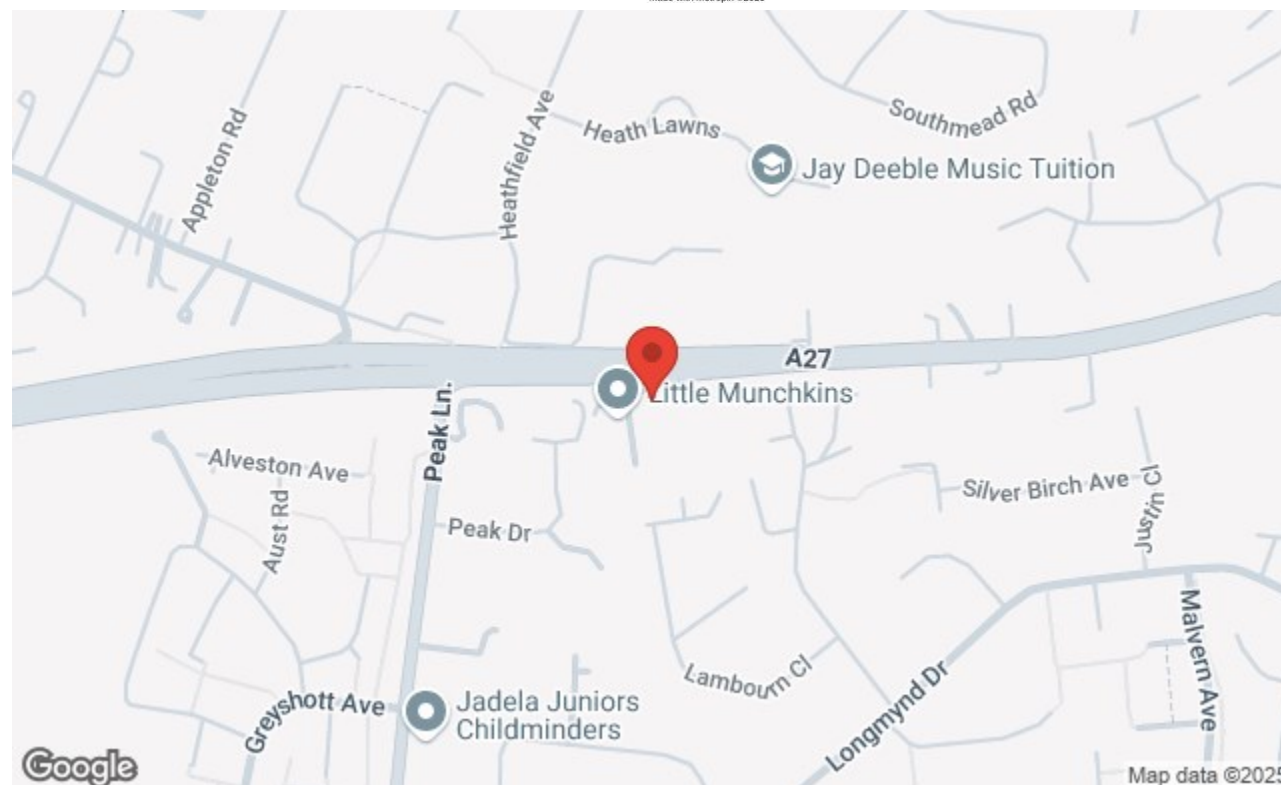


TOTAL FLOOR AREA : 1857 sq.ft. (172.6 sq.m.) approx.

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

FOR SALE

Guide Price £620,000

The Avenue, Fareham PO14 1PE

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ GATED DEVELOPMENT OF 2 UNITS
- ❖ DETACHED HOUSE
- ❖ FOUR BEDROOMS WITH MASTER ENSUITE
- ❖ KITCHEN/DINER PLUS UTILITY ROOM
- ❖ LIVING ROOM PLUS FURTHER RECEPTION ROOMS
- ❖ DOUBLE GARAGE PLUS DRIVEWAY
- ❖ LANDSCAPED GARDEN
- ❖ NEW BUILD WITH 10 YEAR WARRANTY

- NO FORWARD CHAIN

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

Welcome to this exceptional, newly built four-bedroom detached home, one of only two properties within an exclusive gated development in one of Fareham's most desirable areas. Thoughtfully designed for modern family living, this beautifully presented home boasts spacious interiors, high-quality finishes, and the added benefit of a double garage and private driveway, offering both practicality and luxury.

Inside, the property features a sleek open-plan kitchen and dining area that forms the heart of the home—perfect for daily life and ideal for entertaining. A separate, light-filled living room offers a cosy and elegant space to unwind, while a dedicated study provides the perfect home office or creative retreat.

Upstairs, the home continues to impress with four

generously sized bedrooms, including a stunning master suite complete with a private ensuite bathroom. Each room has been designed to provide comfort, flexibility, and space for the whole family.

Step outside into a beautifully landscaped garden, offering a peaceful escape and the perfect setting for outdoor dining, playtime, or simply relaxing in the sun. Located just moments from excellent transport links and local amenities, this property combines convenience with exclusivity.

Homes like this, in such a unique and private setting, rarely come to market. Don't miss your chance to own a slice of luxury—contact us today to arrange your private viewing.

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. Bernard's 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.

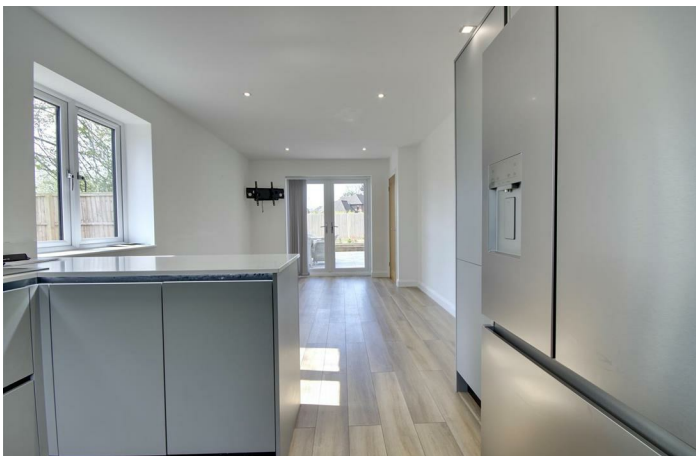
## BERNARDS MORTGAGE & PROTECTION

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)

Bernard's 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) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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