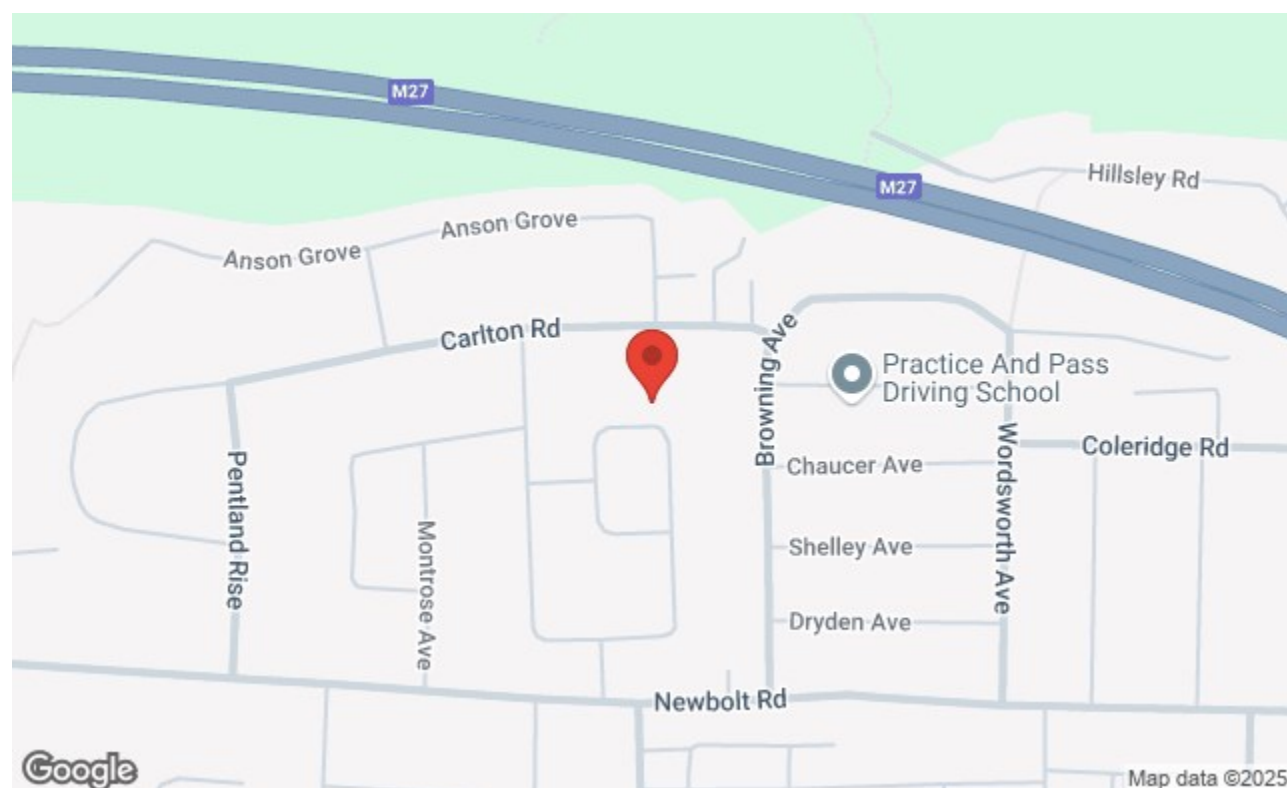


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1284382



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



Guide Price £450,000

Edward Grove, Fareham PO16 8HY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- OVER 1,300 SQFT
- FOUR BEDROOMS
- FULLY MODERNISED THROUGHOUT
- OPEN PLAN LIVING SPACE
- BIFOLDING DOORS OUT TO THE GARDEN
- LANDSCAPED REAR GARDEN
- BATHROOM AND SHOWER ROOM
- LARGE DRIVEWAY
- UTILITY ROOM AND DOWNSTAIRS W/C
- KITCHEN WITH CENTRAL ISLAND

Set in this quiet area of Portchester, this delightful semi-detached chalet offers a perfect blend of comfort and style. Spanning an impressive 1,320 square feet, the property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are drawn to the rear of the house, into a spacious open plan living area that serves as the heart of the home, providing a warm and inviting atmosphere for both relaxation and entertaining. The layout is thoughtfully designed, ensuring vast amounts of kitchen space can be utilised with a large central island, a dedicated dining area and a large lounge area by the bifolding doors which lead out to the rear garden.

The property features two modern bathrooms, catering to the needs of a busy household while ensuring convenience and privacy. With two

large bedrooms on the first floor and a further bedroom on the ground floor this property offers fantastic versatile living options. The ground floor also boasts a utility room and downstairs w/c.

Outside, the property benefits from parking for up to three vehicles and an EV charger a valuable asset in today's busy world. The rear garden has also been thoughtfully designed in its layout with three areas of decking, flower beds and a large pergola, perfect for enjoying the evening sun. The surrounding area is known for its friendly community and convenient access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant neighbourhood.

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN / DINER / LIVING ROOM

12'9" x 23'1" (3.90 x 7.04)

STUDY

10'10" x 8'8" (3.32 x 2.65)

BEDROOM ONE

16'10" x 12'10" (5.14 x 3.93)

BEDROOM TWO

13'3" x 7'6" (4.04 x 2.29)

BEDROOM THREE

9'5" x 8'10" (2.88 x 2.71)

BATHROOM

10'3" x 5'10" (3.14 x 1.80)

SHOWER ROOM

8'11" x 5'5" (2.74 x 1.67)

UTILITY ROOM

6'2" x 5'5" (1.89 x 1.66)

DOWNSTAIRS W/C

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

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!

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.

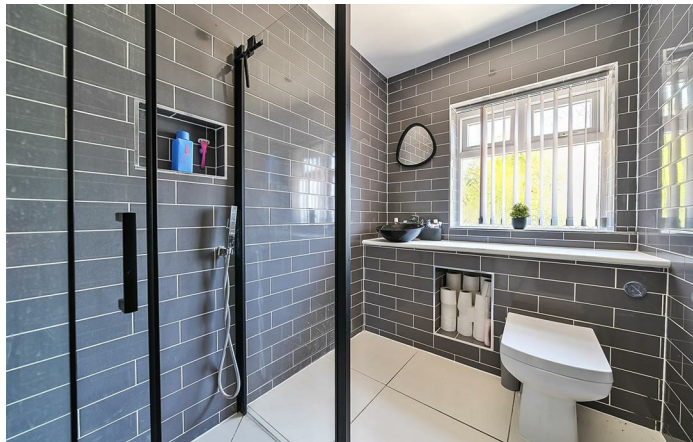
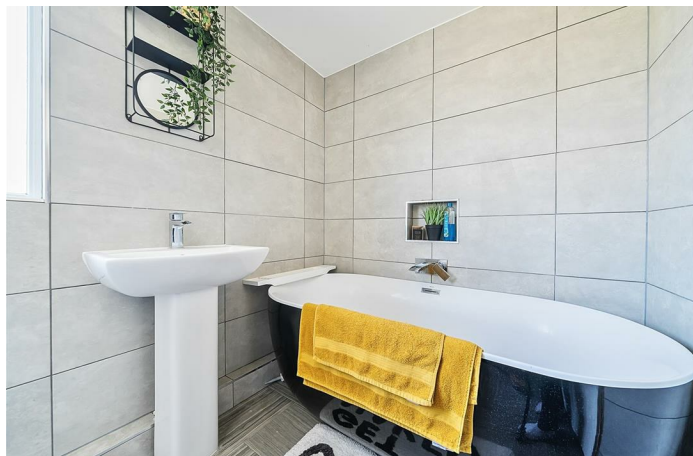
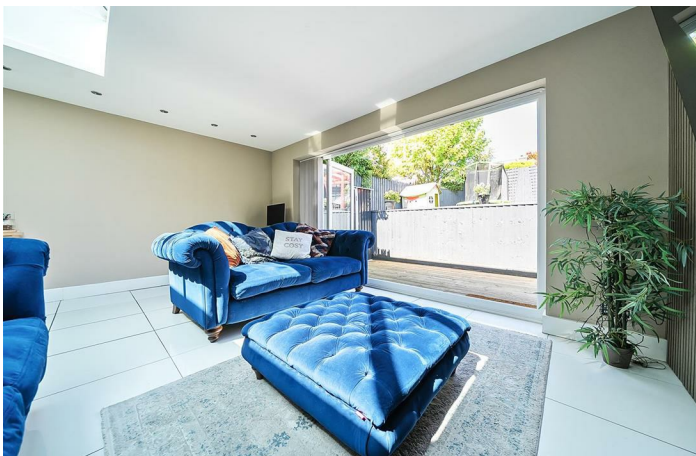
Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVALS QUOTES

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.

SOLICITOR

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



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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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