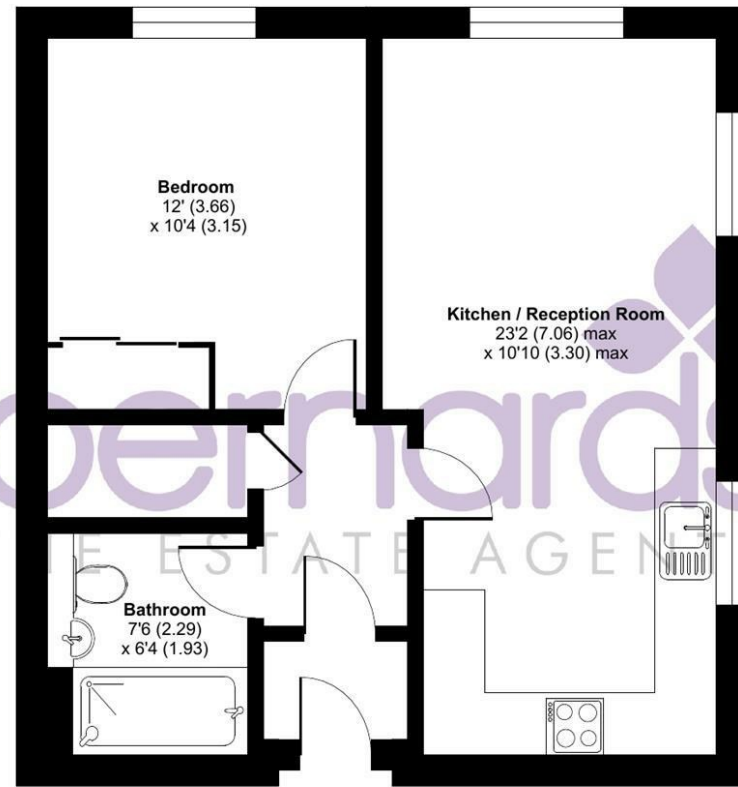




Normandy Road, Fareham, PO14

Approximate Area = 499 sq ft / 46.3 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1294774



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



Guide Price £170,000

23 Normandy Road, Fareham PO14 1FL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FIRST FLOOR APARTMENT
- ❖ ONE BEDROOM
- ❖ BATHROOM
- ❖ MODERN FITTED KITCHEN
- ❖ OPEN PLAN LIVING ROOM/KITCHEN
- ❖ ALLOCATED PARKING
- ❖ EPC RATING B
- ❖ A MUST VIEW
- ❖ IDEAL FIRST TIME BUYERS PURCHASE
- ❖ WALKING DISTANCE TO FAREHAM TOWN

Welcome to this charming one-bedroom flat located at 23 Normandy Road in Fareham. This purpose-built property offers a comfortable living space of 499 square feet, making it an ideal choice for individuals or couples seeking a modern home in a convenient location.

As you enter the flat, you will find a secure entrance system, ensuring peace of mind for residents. The reception room is a welcoming space, perfect for relaxation or entertaining guests. The well-appointed kitchen features built-in appliances, providing both functionality and style for your culinary adventures.

The bedroom is thoughtfully designed with fitted wardrobes, offering ample storage

space while maintaining a clean and tidy appearance. The bathroom is conveniently located, ensuring easy access from all areas of the flat.

One of the standout features of this property is its close proximity to Fareham train station, making it an excellent choice for commuters. Additionally, the flat comes with one allocated parking space, a valuable asset in this bustling area.

This flat presents a wonderful opportunity to enjoy modern living in Fareham, with all the amenities and transport links you could desire right at your doorstep. Whether you are looking to buy or rent, this property is sure to impress. Don't miss your chance to make this delightful flat your new home.

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN/RECEPTION ROOM

23'1" * 10'9" (7.06 * 3.30)

BEDROOM

12'0" * 10'4" (3.66 * 3.15)

BATHROOM

7'6" * 6'3" (2.29 * 1.93)

COUNCIL TAX BAND A

LEASE INFORMATION

Lease length 116

Ground Rent £175

Service Charge £1198.68, paid at a monthly cost of £99.89

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

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.

REMOVAL 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		



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

