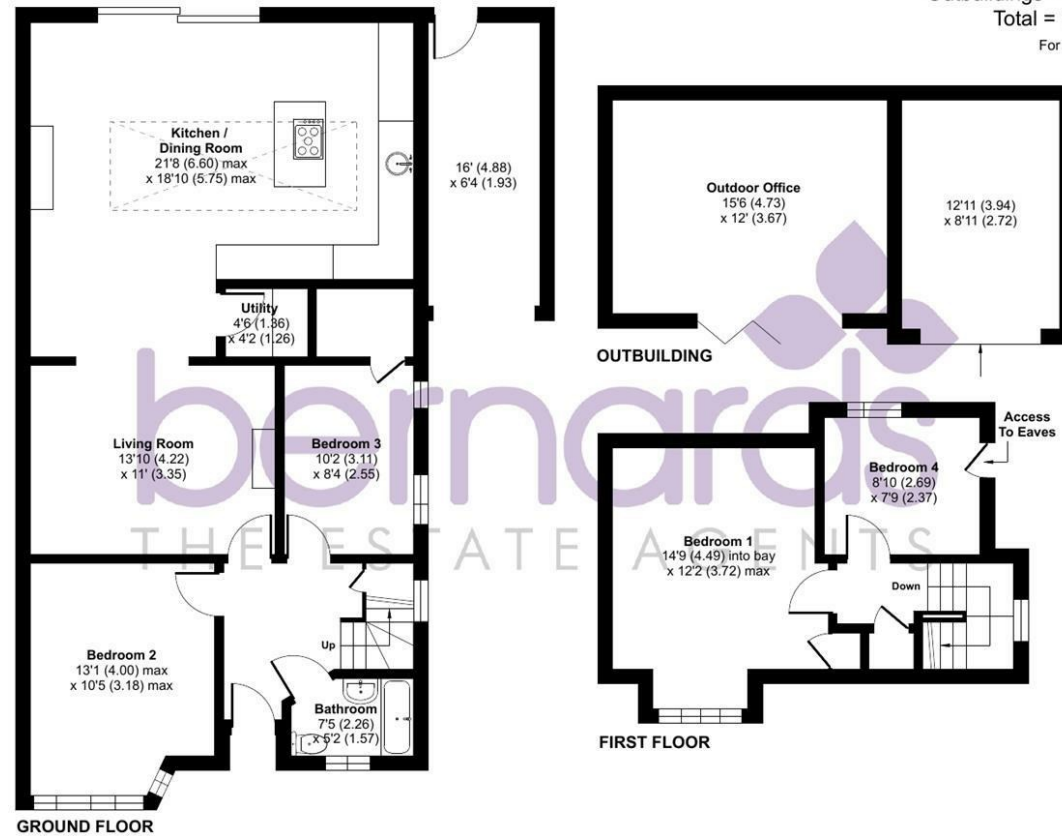


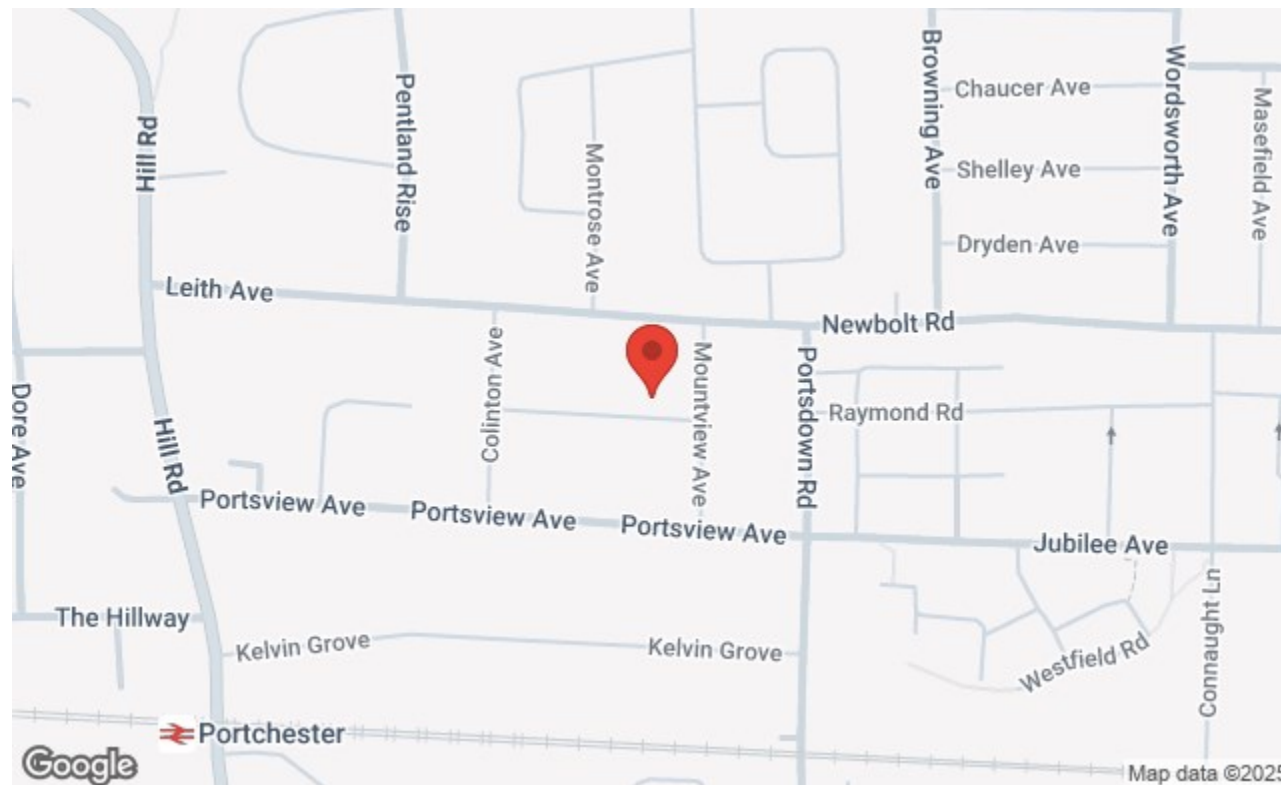


## Morningside Avenue, Fareham, PO16

Approximate Area = 1202 sq ft / 111.6 sq m  
Outbuildings = 403 sq ft / 37.4 sq m  
Total = 1605 sq ft / 149 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1303557



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



Guide Price £475,000

Morningside Avenue, Fareham PO16 8LR

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MODERN EXTENDED HOME
- ❖ THREE/FOUR BEDROOMS
- ❖ UTILITY ROOM
- ❖ KITCHEN/DINING AREA
- ❖ BATHROOM
- ❖ OUTBUILDING PERFECT FOR HOME OFFICE
- ❖ LANDSCAPED REAR GARDEN WITH BBQ AREA
- ❖ BLOCK PAVED DRIVE WAY
- ❖ LIVING ROOM
- A MUST VIEW

Located in the desirable area of Morningside Avenue, Fareham, this charming semi-detached chalet offers a perfect blend of comfort and modern living. Spanning an impressive 1,605 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere. The stunning open plan kitchen and dining area is a true highlight, designed for both functionality and style, perfect for entertaining guests or enjoying family meals. The separate utility room adds convenience to daily chores, ensuring that the main living areas remain clutter-free.

The property features an enclosed rear garden, complete with a delightful BBQ area, perfect for summer gatherings and outdoor relaxation. Additionally, a garden room serves as a versatile home office, providing a peaceful space for work or study away from the main living areas.

Parking is a breeze with space for two vehicles, complemented by block paved off-road parking, ensuring ease of access. This home is not only practical but also offers a wonderful lifestyle in a sought-after location.

With its blend of modern amenities and charming features, this semi-detached chalet on Morningside Avenue is a fantastic opportunity for those seeking a spacious and inviting family home in Fareham. Don't miss the chance to make this delightful property your own.

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



# PROPERTY INFORMATION

**KITCHEN/DINING ROOM**  
21'7" x 18'10" (6.60 x 5.75)

**LIVING ROOM**  
13'10" x 10'11" (4.22 x 3.35)

**UTILITY ROOM**  
4'5" x 4'1" (1.36 x 1.26)

**BEDROOM ONE**  
14'8" x 12'2" (4.49 x 3.72)

**BEDROOM TWO**  
13'1" x 10'5" (4.00 x 3.18)

**BEDROOM THREE**  
10'2" x 8'4" (3.11 x 2.55)

**BEDROOM FOUR**  
8'9" x 7'9" (2.69 x 2.37)

**BATHROOM**  
7'4" x 5'1" (2.26 x 1.57)

**OUTDOOR OFFICE ROOM**  
15'6" x 12'0" (4.73 x 3.67)

**COUNCIL TAX BAND D**

**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.

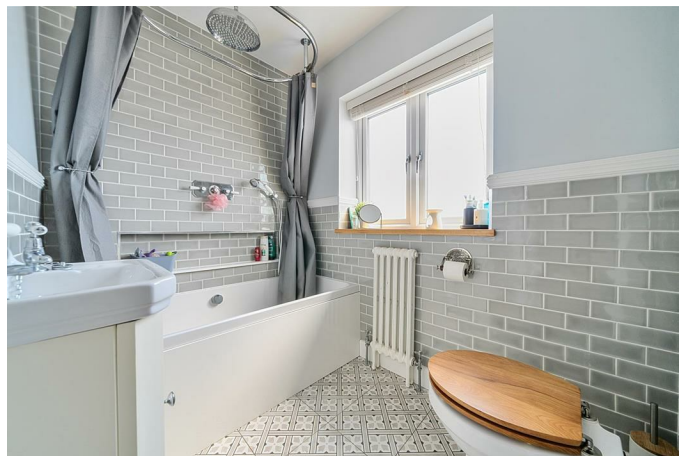
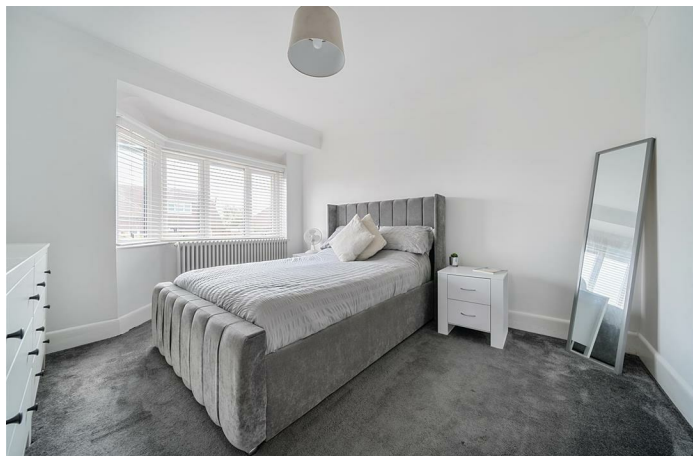
Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

**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	83	88
England & Wales		



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