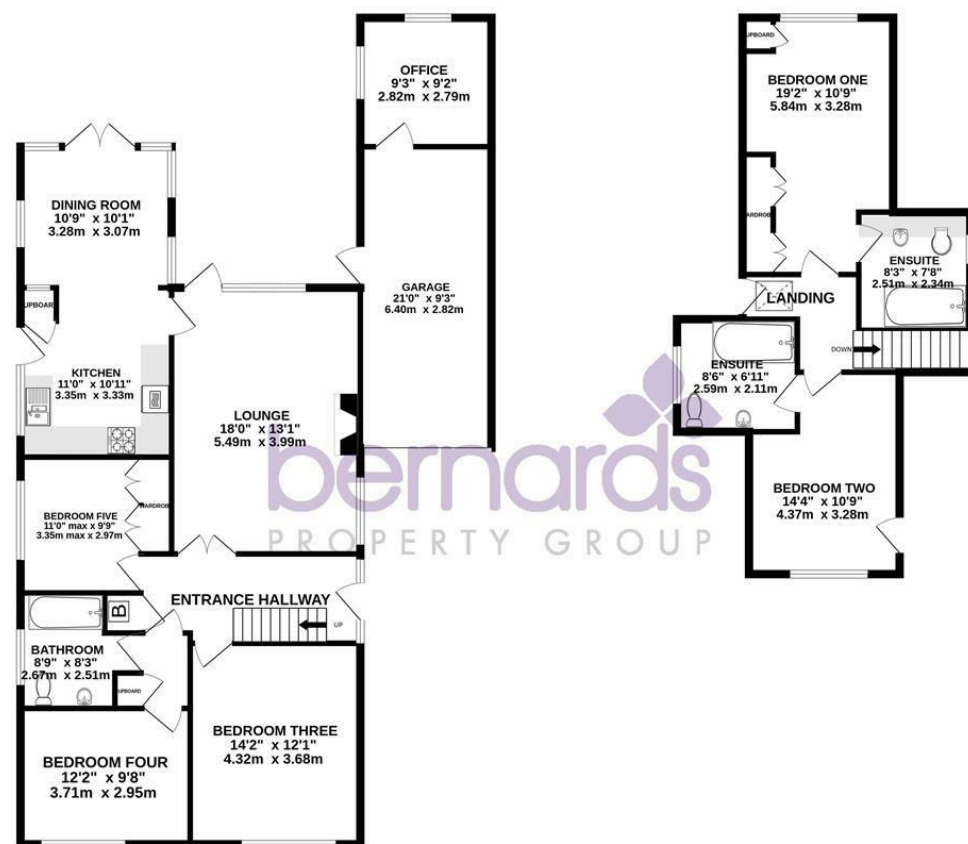
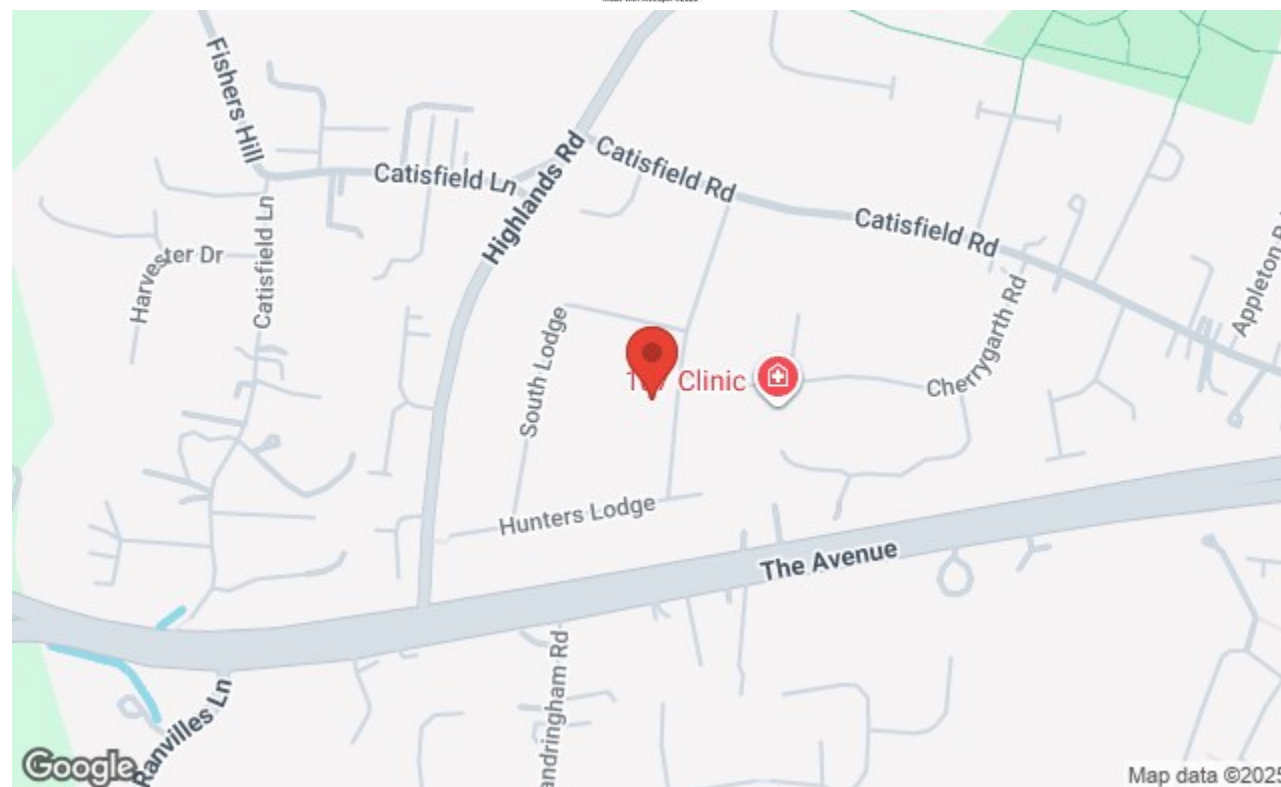


GROUND FLOOR
1320 sq.ft. (122.7 sq.m.) approx.

1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1837 sq.ft. (170.7 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



Offers In Excess Of £500,000

East Lodge, Fareham PO15 5ND

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ REQUESTED LOCATION IN CATISFIELD
- ❖ DETACHED CHALET HOME
- ❖ FIVE BEDROOMS
- ❖ TWO EN-SUITES AND A GROUND FLOOR BATHROOM
- ❖ KITCHEN AND DINING ROOM
- ❖ LARGE WEST FACING REAR GARDEN
- ❖ DRIVE WAY AND GARAGE
- ❖ LOUNGE WITH VIEWS OVER THE REAR GARDEN
- VERSATILE LIVING ACCOMMODATION

Welcome to East Lodge, a splendid house located in the highly sought-after area of Catisfield, Fareham. This impressive property boasts a generous living space of 1,837 square feet, offering a versatile layout with a multitude of potential uses including being perfect for families, as possible annexe accommodation or for those who enjoy entertaining.

As you enter, you will find a spacious reception room that provide ample room for relaxation and social gatherings. There is also a well-appointed kitchen/diner, which is ideal for family meals and hosting friends. With five comfortable bedrooms, there is plenty of space for everyone, and the three bathrooms ensure convenience for all.

One of the standout features of this property is the large west-facing rear garden, which is perfect for enjoying the afternoon sun and hosting summer barbecues. The garden offers a wonderful outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers.

Additionally, the property benefits from parking for three vehicles, making it easy for you and your guests to come and go. This home is ready for you to move in and make it your own without delay.

If you are looking for a versatile living space in a desirable location, this property is not to be missed. Come and see for yourself the potential that awaits in this charming home.

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



PROPERTY INFORMATION

LOUNGE
18'0" * 13'1" (5.49 * 3.99)

KITCHEN
10'11" * 10'11" (3.35 * 3.33)

DINING ROOM
10'9" * 10'0" (3.28 * 3.07)

BEDROOM ONE
19'1" * 10'9" (5.84 * 3.28)

ENSUITE
8'2" * 7'8" (2.51 * 2.34)

BEDROOM TWO
14'4" * 10'9" (4.37 * 3.28)

ENSUITE
8'5" * 6'11" (2.59 * 2.11)

BEDROOM THREE
14'2" * 12'0" (4.32 * 3.68)

BEDROOM FOUR
12'2" * 9'8" (3.71 * 2.95)

BEDROOM FIVE
10'11" * 9'8" (3.35 * 2.97)

BATHROOM
8'9" * 8'2" (2.67 * 2.51)

GARAGE
20'11" * 9'3" (6.40 * 2.82)

OFFICE
9'3" * 9'1" (2.82 * 2.79)

COUNCIL TAX BAND E
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

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

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

TENURE

Freehold



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		



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