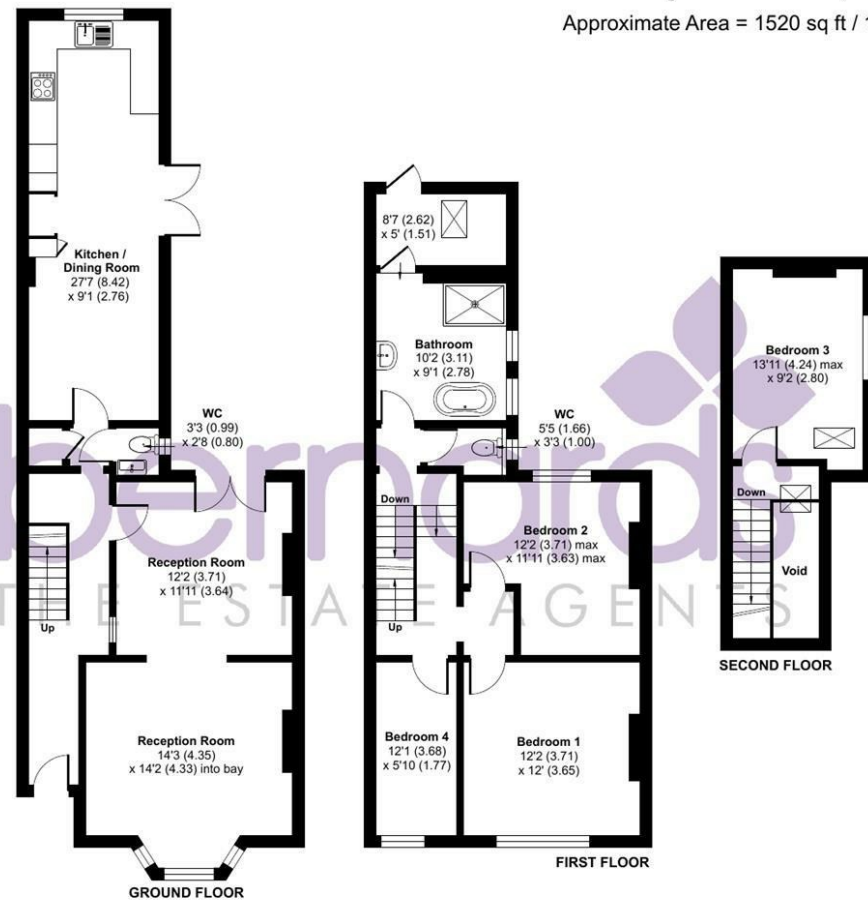




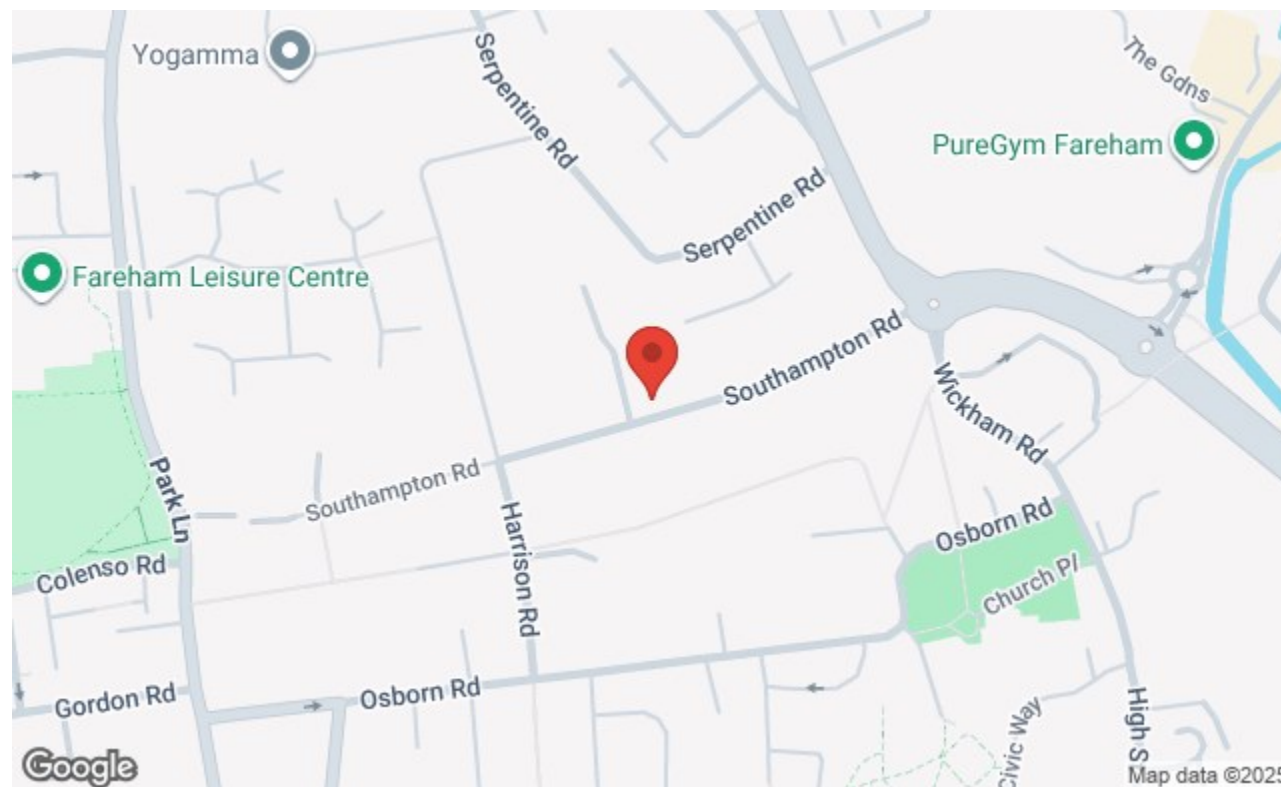
Southampton Road, Fareham, PO16

Approximate Area = 1520 sq ft / 141.2 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecorn 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1345709



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Offers Over £525,000

Southampton Road, Fareham PO16 7DZ

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HIGHLIGHTS

- Beautifully restored four-bedroom period home offering over 1,500 sq. ft. of living space
- Situated in one of Fareham's most desirable residential areas
- Spacious bay-fronted lounge with log burner and original character features
- Additional reception room currently used as a children's playroom
- Large open-plan kitchen/dining room with modern shaker-style fitted kitchen
- Owned Solar Panels to help reduce energy bills
- Four bedrooms and a luxurious refitted bathroom with roll-top bath and walk-in shower
- Exceptionally large rear garden with lawn, mature borders, and allotment-style area with shed
- Rare private driveway to the front; within walking distance of Harrison Primary, Cams Hill School, and Fareham town centre
- Easy access to excellent transport links, including the M27 and Fareham railway station

This beautifully restored four-bedroom period home is located in one of Fareham's most desirable residential areas and offers over 1,500 sq. ft. of versatile living space, thoughtfully updated by the current owners to combine modern comforts with classic character.

The ground floor features a bay-fronted lounge with a charming log burner, opening into a further reception room currently used as a children's playroom. To the rear, the heart of the home is a stunning open-plan kitchen/dining space, fitted with a modern shaker-style kitchen and ample room for a large dining table. From here, double doors lead directly out onto the patio, creating a seamless indoor-outdoor flow. A convenient downstairs W/C completes the ground floor.

Upstairs, the first floor offers three bedrooms, two generous doubles and a single, along with a beautifully refitted family bathroom, boasting a roll-top bath and spacious walk-in shower. The fourth double bedroom is located on the top floor, offering privacy and versatility.

Externally, this home enjoys a substantial rear garden, one of its standout features. From the patio and playroom access, the garden extends with a long stretch of lawn bordered by mature planting, leading to an allotment-style area at the far end complete with a large garden shed, perfect for those who enjoy outdoor living.

Full of character and charm, this home retains its period soul while providing generous proportions and a superb flow of space. Unusually for Southampton Road, it also boasts its own driveway to the front, adding both convenience and rarity value. Situated within walking distance of Fareham town centre, the property is ideally positioned for families, lying on the same road as Harrison Primary School and within easy reach of Cams Hill School, both highly regarded locally. With its combination of style, space, location and outstanding garden, this is a truly special home.

Call today to arrange a viewing

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PROPERTY INFORMATION

LOUNGE
14'3" x 14'2" (4.35 x 4.33)

PLAY ROOM/RECEPTION ROOM
12'2" x 11'11" (3.71 x 3.64)

W/C
3'2" x 2'7" (0.99 x 0.80)

KITCHEN DINER
27'7" x 9'0" (8.42 x 2.76)

BEDROOM ONE
12'2" x 11'11" (3.71 x 3.65)

BEDROOM TWO
12'2" x 11'10" (3.71 x 3.63)

BEDROOM THREE
13'10" x 9'2" (4.24 x 2.80)

BEDROOM FOUR
12'0" x 5'9" (3.68 x 1.77)

BATHROOM
10'2" x 9'1" (3.11 x 2.78)

W/C
5'5" x 3'3" (1.66 x 1.00)

STORAGE
8'7" x 4'11" (2.62 x 1.51)

COUNCIL TAX BAND - E

TENURE - FREEHOLD

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. 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.

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

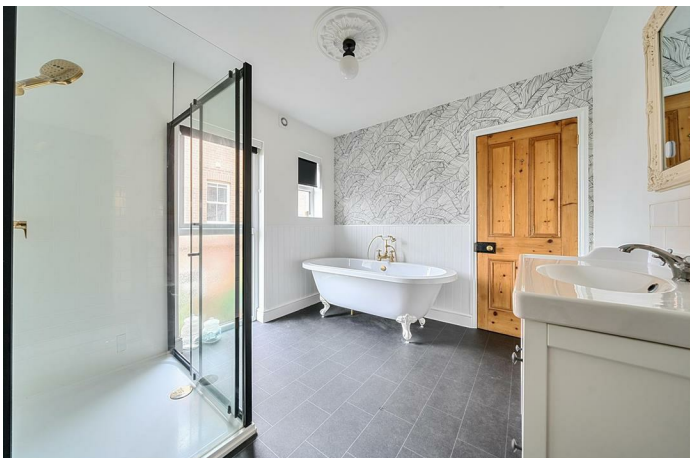
REMOVAL QUOTE
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	75	
(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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