

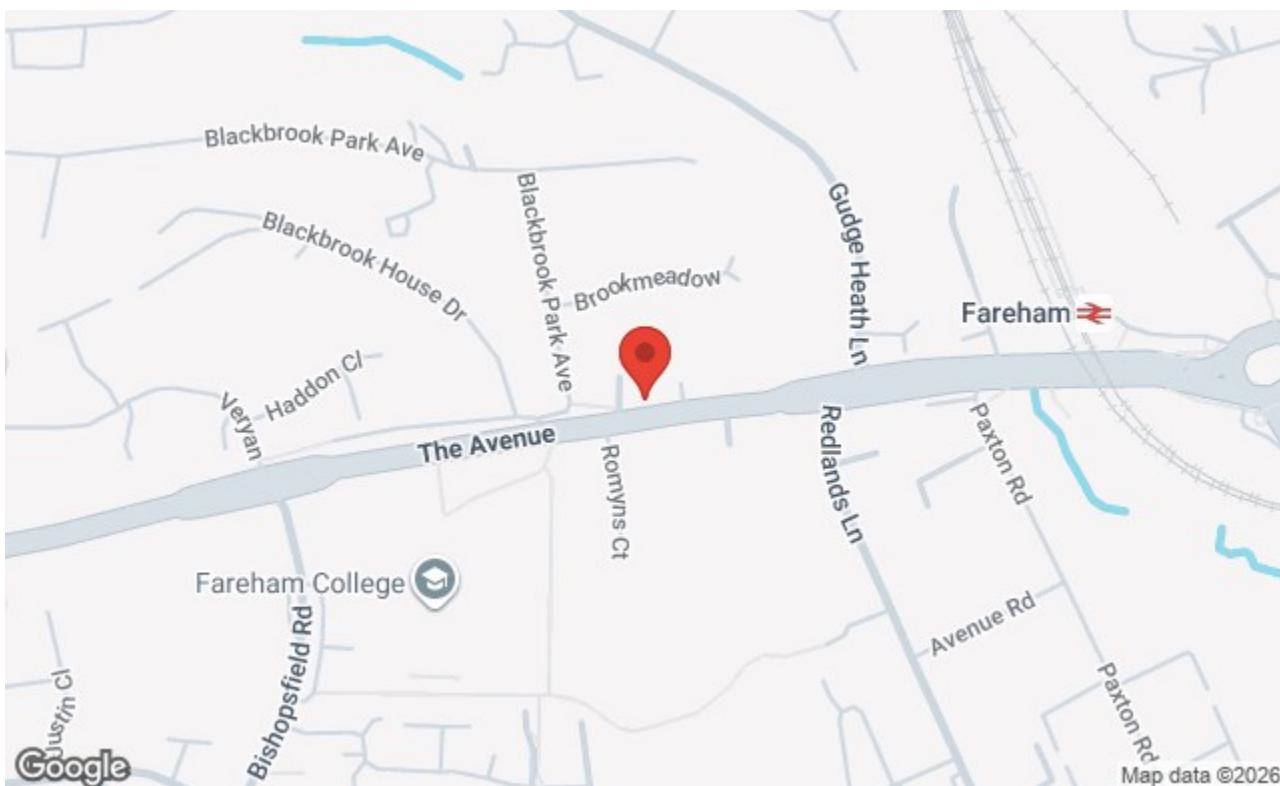


The Avenue, Fareham, PO14

Approximate Area = 2503 sq ft / 232.5 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 2656 sq ft / 246.7 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). © nliche.com 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1363574



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



Asking Price £900,000

FOR
SALE

The Avenue, Fareham PO14 1NS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Over 2,500 sq. ft. of versatile living space
- EPC - B supported by an intelligent solar heating and hot water system
- Secure gated driveway, ample parking & garage
- Elegant entrance hallway with statement staircase
- Three reception rooms including bar/cinema space
- Dedicated home office with garden access
- Versatile snug / potential fifth bedroom with log burner
- Four double bedrooms, two with en suites
- Luxurious master suite with balcony and freestanding bath
- Landscaped rear garden with decking, lawn & mature borders

To the rear, there is also a dedicated home office with doors to the garden, ideal for modern working

life. On the left of the hallway, a cosy snug with another log burner offers a relaxing retreat or can be used as a versatile fifth bedroom. Beyond this is a well-appointed kitchen with an adjoining utility room, offering excellent storage and practicality.

Upstairs, a spacious landing leads to four generous bedrooms. The master suite extends from front to back, boasting fitted wardrobes, a bay window, a luxurious en suite with freestanding bathtub, and doors opening onto a large private balcony overlooking the garden. Bedroom two also benefits from its own en suite wet room, while bedrooms three and four are comfortable doubles served by a stylish family bathroom.

The rear garden is beautifully landscaped, featuring a large composite deck designed to follow the sun throughout the day, a generous lawn, and mature planting, creating an ideal setting for relaxing or entertaining.

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



PROPERTY INFORMATION

SITTING ROOM

17'7" x 13'2" (5.36 x 4.03)

DINING ROOM

13'2" x 10'3" (4.02 x 3.14)

KITCHEN

18'6" x 12'0" (5.65 x 3.68)

SNUG

12'6" x 12'1" (3.83 x 3.69)

BAR/CINEMA ROOM

24'0" x 13'11" (7.33 x 4.26)

OFFICE

13'6" x 9'1" (4.13 x 2.79)

BEDROOM ONE

23'11" x 13'1" (7.31 x 4.01)

ENSUITE

BEDROOM TWO

12'3" x 11'0" (3.74 x 3.37)

ENSUITE TWO

BEDROOM THREE

12'6" x 12'2" (3.82 x 3.71)

BEDROOM FOUR

11'3" x 8'10" (3.43 x 2.71)

BATHROOM

7'3" x 5'8" (2.21 x 1.73)

BALCONY

24'2" x 13'11" (7.38 x 4.25)

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

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 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.

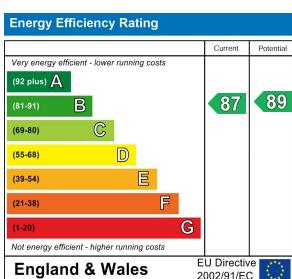
OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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!



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