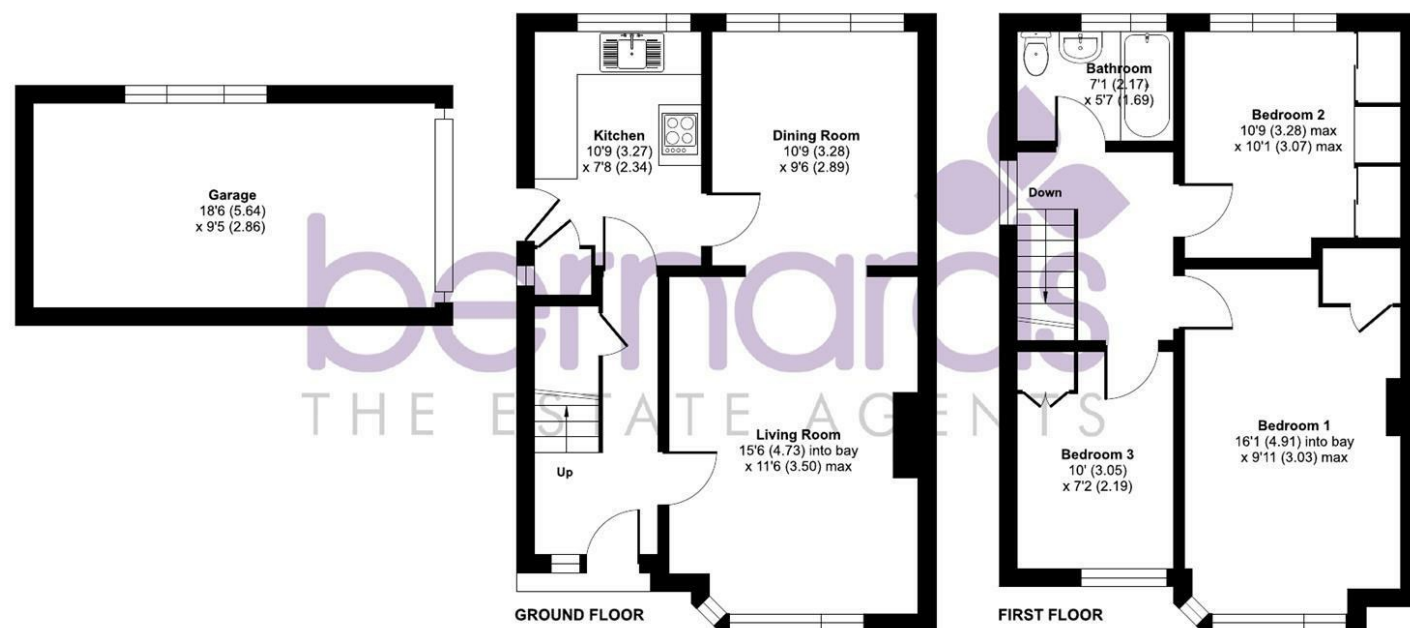


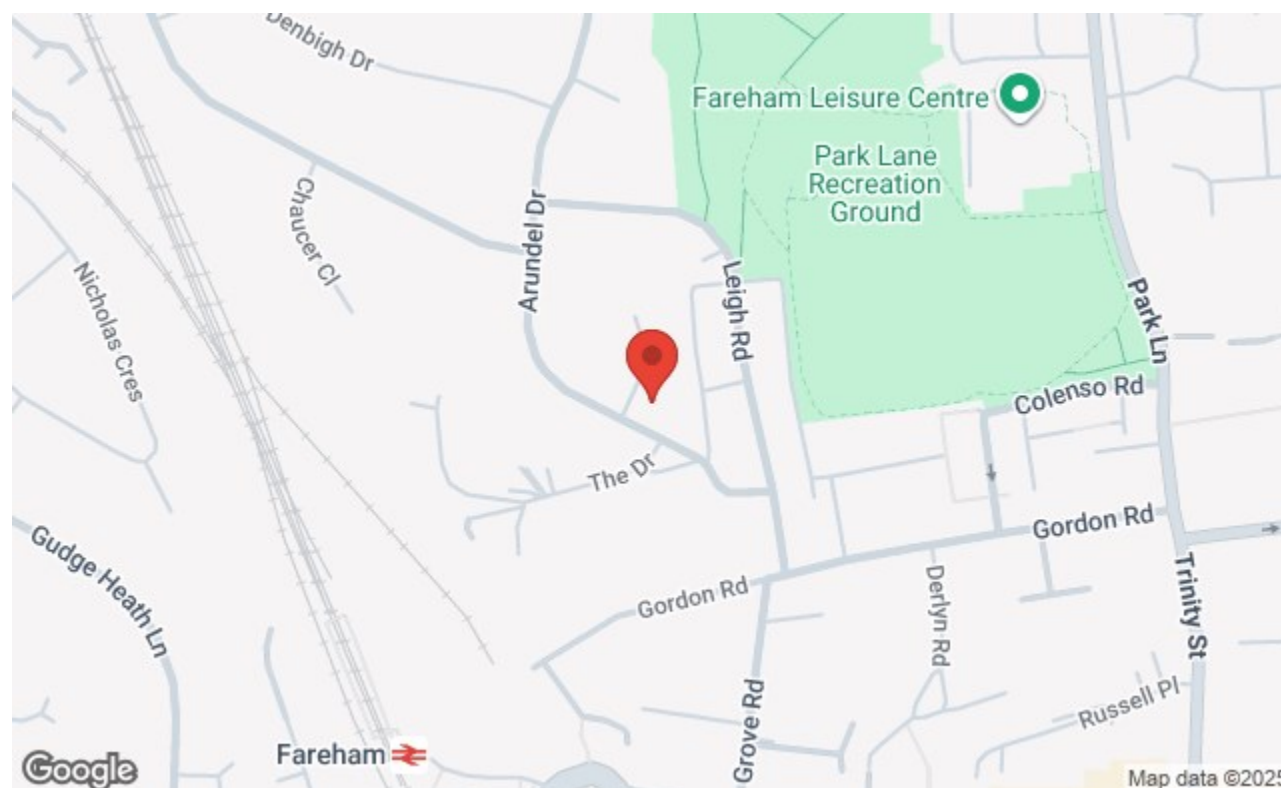


Arundel Drive, Fareham, PO16

Approximate Area = 907 sq ft / 84.2 sq m
Garage = 174 sq ft / 16.1 sq m
Total = 1081 sq ft / 100.3 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1374243



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



Offers In Excess Of £325,000

Arundel Drive, Fareham PO16 7NN

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SOUGHT-AFTER UPLANDS LOCATION
- ❖ SEMI-DETACHED
- ❖ GENEROUS CORNER PLOT
- ❖ EXTENSION POTENTIAL (STPP)
- ❖ BRIGHT BAY-FRONTED LOUNGE
- ❖ FITTED KITCHEN
- ❖ OPEN PLAN DINING AREA
- ❖ WELL-PROPORTIONED BEDROOMS
- ❖ GARAGE & DRIVEWAY PARKING
- ❖ NO ONWARD CHAIN

A fantastic opportunity to purchase this three-bedroom semi-detached home, superbly positioned on a generous corner plot within the highly sought-after Uplands area. Offering excellent scope for extension (subject to the necessary consents), this property combines comfortable family living with significant potential for enhancement.

The ground floor is entered via a welcoming hallway leading to a bright and spacious sitting room with an attractive bay window, which opens seamlessly into the dining area overlooking the rear garden. The adjoining fitted kitchen completes the

ground floor accommodation.

To the first floor, there are three well-proportioned bedrooms served by a family bathroom.

Externally, the property enjoys well-maintained gardens to the front, side, and rear. The front garden is mainly laid to lawn with mature shrub borders, while the rear garden offers an excellent degree of privacy and features a detached garage and driveway providing off-road parking.

This charming home is offered to the market with no onward chain and must be viewed to fully appreciate its position, potential, and appeal.

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



PROPERTY INFORMATION

LIVING ROOM
15'6" x 11'5" (4.73 x 3.50)

DINING ROOM
10'9" x 9'5" (3.28 x 2.89)

KITCHEN
10'8" x 7'8" (3.27 x 2.34)

BEDROOM 1
16'1" x 9'11" (4.91 x 3.03)

FAMILY BATHROOM
7'1" x 5'6" (2.17 x 1.69)

BEDROOM 2
10'9" x 10'0" (3.28 x 3.07)

BEDROOM 3
10'0" x 7'2" (3.05 x 2.19)

GARAGE
18'6" x 9'4" (5.64 x 2.86)

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.

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!

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.

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.

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.

DISCLOSURE STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.

TENURE

Freehold

COUNCIL TAX BAND D

Fareham Borough Council £2,164.55 per annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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