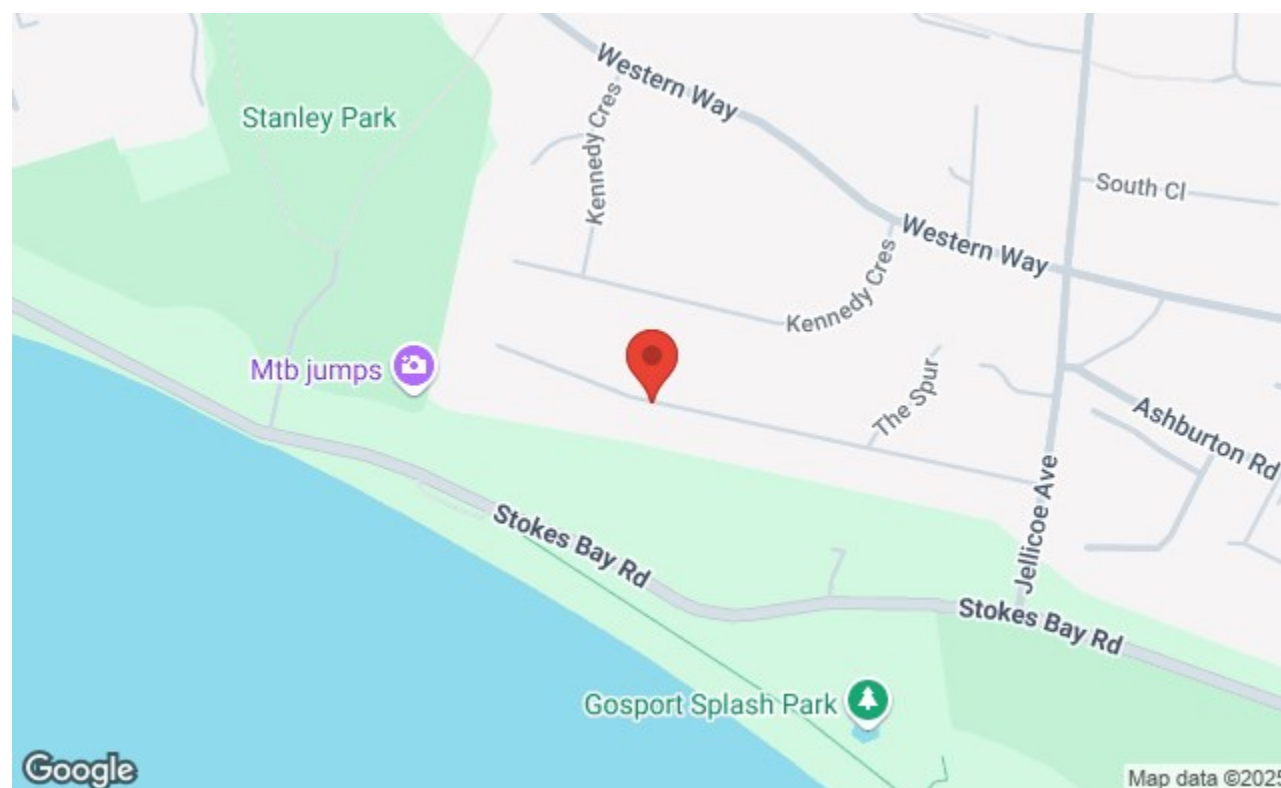


TOTAL FLOOR AREA: 3436 sq.ft. (319.2 sq.m.) approx.

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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97 High Street, Gosport, PO12 1DS  
t: 02392 004660



FOR SALE

Guide Price £1,000,000

Palmerston Way, Alverstoke PO12 2LZ

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ EXCEPTIONAL DETACHED HOME
- ❖ BUILT IN 2022
- ❖ FOUR/FIVE DOUBLE BEDROOMS
- ❖ 40FT ENTRANCE HALL
- ❖ DRIVEWAY & DOUBLE GARAGE
- ❖ TWO LUXURY BATHROOMS
- ❖ CLOSE TO THE BEACH
- ❖ PERFECT FOR LARGE FAMILIES
- ❖ SPACIOUS REAR GARDEN
- ❖ A MUST VIEW

We are delighted to offer Pixies Haven, a stunning example of a family home conveniently situated within the ever popular location of Alverstoke, a moments walk from Stokes Bay. Built just one year ago, this remarkable property boasts an abundance of space, making this home extremely versatile to accommodate your family.

The ground floor boasts an impressive entrance hall in excess of 40ft, giving you an insight to the modern living space that awaits. The hall has an exposed staircase, beautiful tiled flooring, and leads to a dining hall, that is the centre of the home and perfect for entertaining with a large opening into the luxury kitchen.

The kitchen, complete with some built in appliances, a central island leads through patio doors to the garden.

The ground floor is continued by a separate lounge, cloakroom & W.C., utility area and second living room, this would easily function as an additional family snug/home office.

Upstairs is equally as impressive; the master bedroom which is almost 50ft long, is split in to a four piece modern bathroom, large spacious dressing room and a large bedroom. There are a further three bedrooms, all with built in wardrobes and a family bathroom which can also be found to the first floor.

Every effort has been made to maximize the home comforts and enhance the modern class throughout with its sheer size, lending itself to be personalised to suit a new owners demands.

The home benefits from extra bonuses such as under floor heating downstairs and built in speakers throughout. With great proximity to the shoreline take advantage of the great facilities here as the beach is popular for swimming, sailing, fishing, canoeing, other water sports, and next to the beach Stanley Park which is home to wildlife and bird life and a lovely place to walk.

Properties of this size and finish seldom come to the market in this location, we therefore anticipate lots of interest, we recommend booking an early viewing to avoid disappointment

Call today to arrange a viewing  
02392 004660  
www.bernardsestates.co.uk





# PROPERTY INFORMATION

**ENTRANCE HALL**  
41'7" x 14' (12.67m x 4.27m)

**KITCHEN**  
15'11" x 20'1" (4.85m x 6.12m)

**LOUNGE**  
15'11" x 13'4" (4.85m x 4.06m)

**RECEPTION**  
15'11" x 9'9" (4.85m x 2.97m)

**CLOAKROOM**  
5'10" x 8'1" (1.78m x 2.46m)

**W.C**  
5'10" x 7'6" (1.78m x 2.29m)

**UTILITY**  
15'11" x 5'11" (4.85m x 1.80m)

**MASTER BEDROOM**  
15'11" x 23'7" (4.85m x 7.19m)

**WALK-IN WARDROBE**  
9'11" x 8'8" (3.02m x 2.64m)

**ENSUITE**  
14'11" x 12'6" (4.55m x 3.81m)

**BEDROOM TWO**  
15'11" x 13'1" (4.85m x 3.99m)

**BEDROOM THREE**  
15'11" x 13' (4.85m x 3.96m)

**BEDROOM FOUR**  
14' x 14'6" (4.27m x 4.42m)

**BATHROOM**  
15'11" x 9'7" (4.85m x 2.92m)

**GARAGE**  
16'1" max x 15'9" (4.90m max x 4.80m)

**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!

**COUNCIL TAX BAND TBC**

**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.

**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		
England & Wales		



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