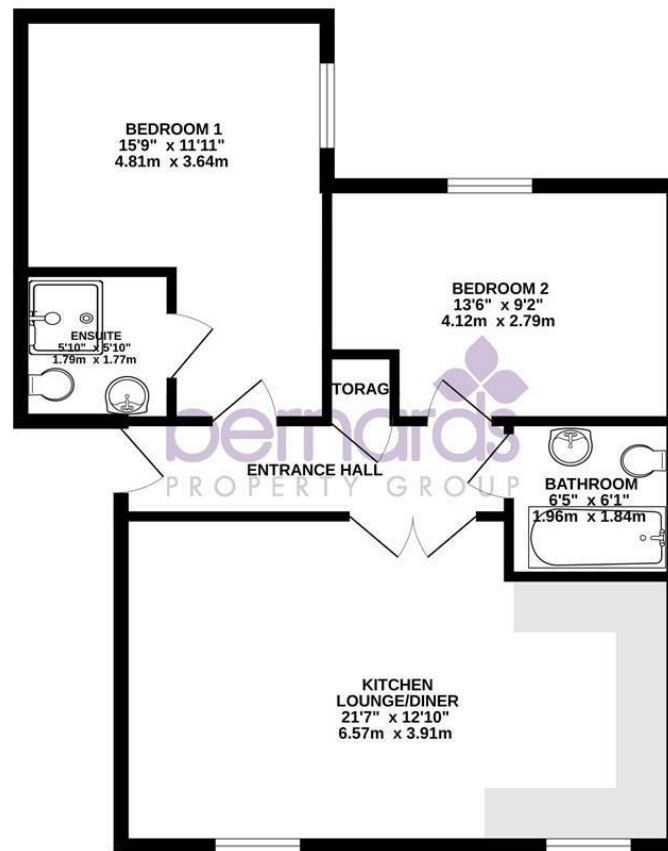


2ND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.1 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



Guide Price £220,000

Old School Court, Fareham PO16 7DA

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Two-bedroom apartment set within a former school building
- Attractive character features combined with modern finishes
- Stylishly decorated and ready to move straight into
- Open-plan living space with kitchen, dining, and lounge areas
- Master bedroom with en-suite shower room
- Additional family bathroom
- Well-proportioned second bedroom
- Allocated parking space included
- Walking distance to the town centre and local amenities
- Ideal first-time buy, downsizer, or investment opportunity

Old School Court is a charming two-bedroom apartment set within a former school building, offering a unique blend of period character and modern convenience. The property is full of charm, with lovely character features throughout, yet thoughtfully updated to create a stylish and contemporary home.

The apartment boasts a spacious open-plan living area, perfectly designed for modern life with a fitted kitchen, dining area, and lounge space combined to form a welcoming hub of the home. The property has been tastefully decorated, allowing a new owner to move straight in and enjoy.

There are two well-proportioned bedrooms, with the master benefitting from its own en-suite shower room, alongside a separate family bathroom, making it practical for couples, small families, or visiting guests.

Outside, the property enjoys the convenience of allocated parking, while its location is another real highlight – just a short stroll from the town centre, offering easy access to shops, cafes, restaurants, and transport links.

With its stylish finish, character setting, and excellent location, this property would make a fantastic first-time buy, downsizing option, or investment opportunity.

Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**KITCHEN LOUNGE DINER**  
21'6" x 12'9" (6.57 x 3.91)

**BEDROOM ONE**  
4.81 x 3.64

**ENSUITE**  
5'10" x 5'9" (1.79 x 1.77)

**BEDROOM TWO**  
13'6" x 9'1" (4.12 x 2.79)

**BATHROOM**  
6'5" x 6'0" (1.96 x 1.84)

**TENURE - LEASE HOLD**  
Lease Length - 147  
Ground Rent - £465 p/a  
Maintenance - £1,990 p/a

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

## 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.

## 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!



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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