



£350,000
42 Mill Road
Fareham, PO16 0JA

This beautifully presented and extended four-bedroom home is set over three spacious floors, offering versatile living throughout. The ground floor features a welcoming porch leading into a generous entrance hall with cloakroom, an impressive 26'6 lounge/diner with a bay window and to the rear, a contemporary 16' x 14'11 kitchen/breakfast room with a wide range of units, integrated appliances and a bright dining area with skylights and French doors opening onto the garden. The first floor offers three good-sized bedrooms and a luxurious four-piece bathroom. The top floor bedroom provides flexible space, complete with two Velux windows. Outside, the landscaped garden is complemented by a garage, ideal as a gym, studio, or workshop, with rear vehicular access leading to off-road parking. Finished to a high standard throughout, this family home is not one to be missed!





PORCH

ENTRANCE HALL

LOUNGE/DINER 26' 6" into bay x 11' 1" (8.08m x 3.38m)

KITCHEN/BREAKFAST ROOM 16' 0" x 14' 11" (4.88m x 4.55m)

WC

LANDING

BEDROOM ONE 13' 118" x 8' 9" (6.96m x 2.67m)

BEDROOM TWO 12' 3" x 9' 11" (3.73m x 3.02m)

BEDROOM THREE 7' 1" x 7' 9" (2.16m x 2.36m)

BATHROOM 8' 2" x 7' 3" (2.49m x 2.21m)

BEDROOM FOUR 13' 4" x 16' 4" (4.06m x 4.98m)

REAR GARDEN

GARAGE 15' 0" x 8' 3" (4.57m x 2.51m)



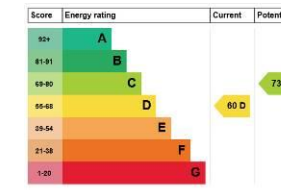
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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