

£560,000
63 Shearwater Avenue
Fareham, PO16 8YQ

This beautiful four bedroom family home is ideally positioned in a popular location, close to Cams Hill Secondary School. Tastefully extended, the property offers a contemporary feel throughout, with features such as oak doors and a stylish glass balustrade. The accommodation comprises an entrance hallway, cloakroom, modern fitted kitchen, a dining room, lounge opening into the orangery extension, and a useful snug created from part of the original garage. The orangery features a skylight with electric blind, creating a bright and welcoming space. To the first floor are four bedrooms, a modern family bathroom and en-suite shower room to the main bedroom. Outside, there is driveway parking for two cars, an integral store (original garage) and a well-maintained private rear garden with side access. Portchester shoreline, cafés and open playing fields are all within easy reach. An internal viewing is highly recommended!

4 

2 

3 





ENTRANCE HALL

KITCHEN 14' 9" x 9' 8" (4.52m x 2.96m)

DINING ROOM 10' 10" x 9' 8" (3.31m x 2.96m)

LOUNGE 11' 5" x 14' 11" (3.48m x 4.55m)

ORANGERY 11' 11" x 13' 10" (3.65m x 4.23m)

FAMILY ROOM 12' 2" x 8' 3" (3.73m x 2.52m)

WC 5' 9" x 2' 5" (1.77m x 0.75m)

LANDING

BEDROOM ONE 11' 7" x 10' 9" (3.55m x 3.29m)

ENSUITE 5' 2" x 9' 0" (1.58m x 2.75m)

BEDROOM TWO 12' 2" x 11' 1" (3.71m x 3.38m)

BEDROOM THREE 11' 7" x 8' 5" (3.55m x 2.57m)

BEDROOM FOUR 9' 0" x 7' 6" (2.75m x 2.31m)

BATHROOM 6' 11" x 8' 11" (2.12m x 2.74m)

REAR GARDEN

DRIVEWAY

STORAGE SPACE



GROUND FLOOR

1ST FLOOR



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 F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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