



11 Arabian Gardens, Whiteley, Fareham, PO15 7HE

Asking Price £269,950



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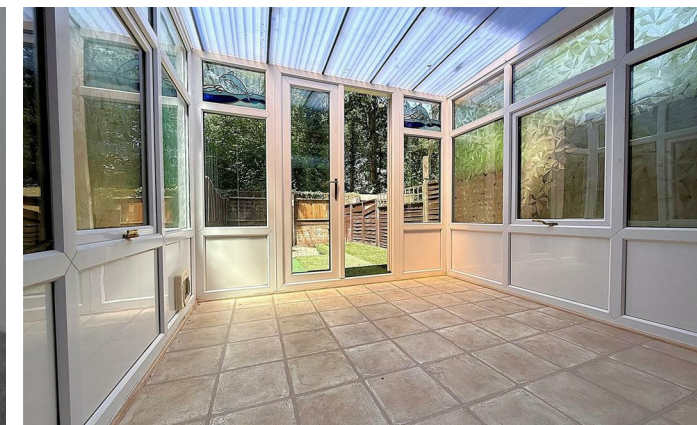
W&W are pleased to offer for sale this well presented & re-decorated two double bedroom terraced home offered with no chain ahead. Internally, the property boasts two bedrooms, kitchen, lounge/dining room, conservatory & main bathroom. Outside, the property benefits from a rear garden, garage & driveway parking for multiple vehicles.

Arabian Gardens is a sought after cul de sac in Whiteley, accessed via Rookery Avenue. The local primary school and shops are just a few minutes walk away, further amenities of Whiteley Shopping Centre are also within walking distance providing a variety of shops and eateries. Excellent transport links are easily accessible including Swanwick train station, A27 & M27



ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Two double bedroom terraced home offered with no chain ahead

Situated in a sought after quiet cul de sac location

Welcoming entrance hall enjoying replacement 2026 carpets flowing to the stairs, landing, lounge & both bedrooms

Kitchen boasting built in oven/hob with space for additional appliances

Lounge/dining room with built in understairs storage cupboard

Conservatory with double doors opening out to the rear garden

Two double bedrooms with one benefitting from built in storage/airing cupboard

Main bathroom comprising three piece suite

Rear low maintenance garden laid to artificial lawn and shingled area

In our opinion we feel that the garden offers a great degree of privacy with mature woodlands to the rear

Garage with driveway parking for multiple vehicles

Walking distance to local shops, schools & further amenities

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

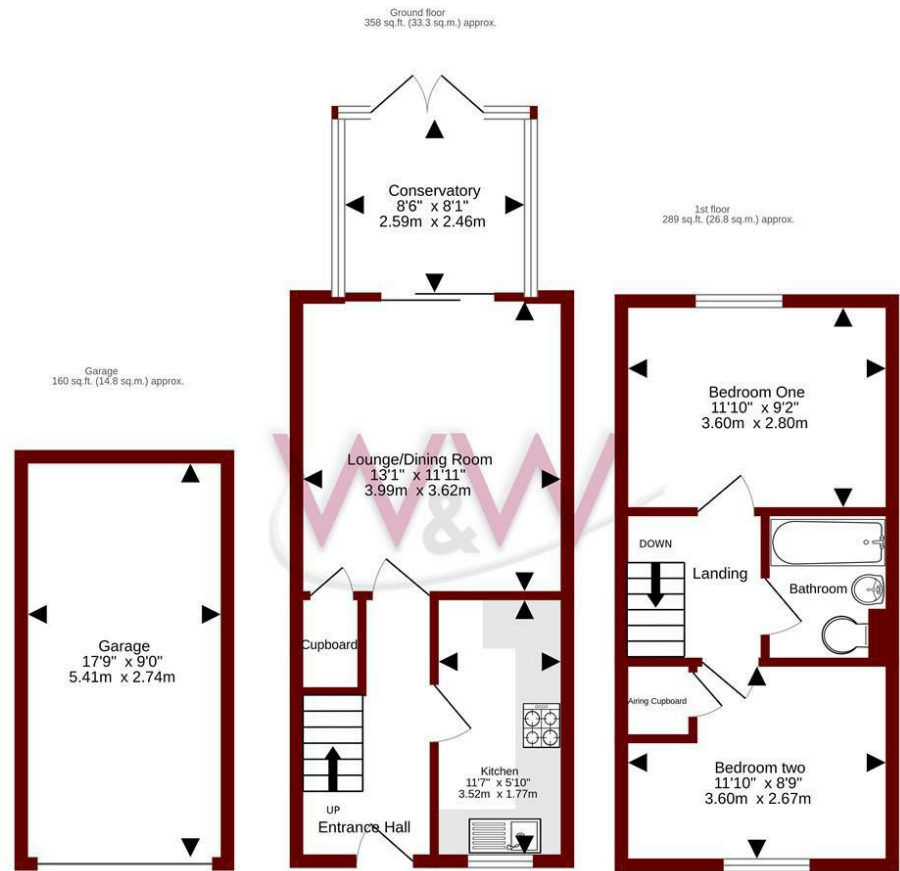
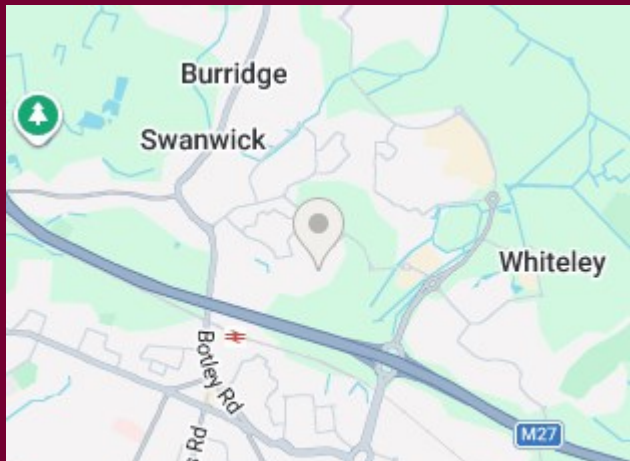
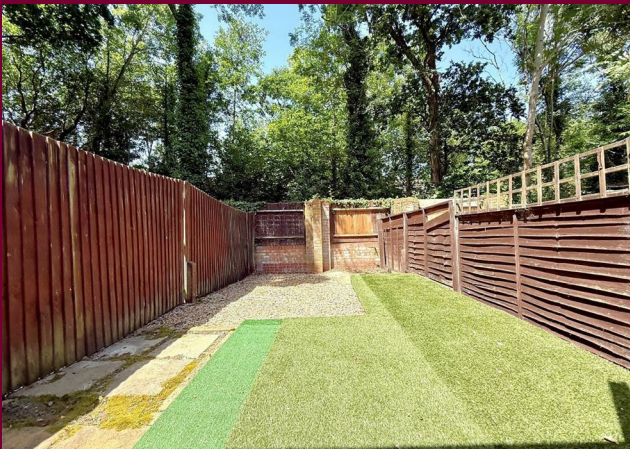
Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband currently connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - A

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