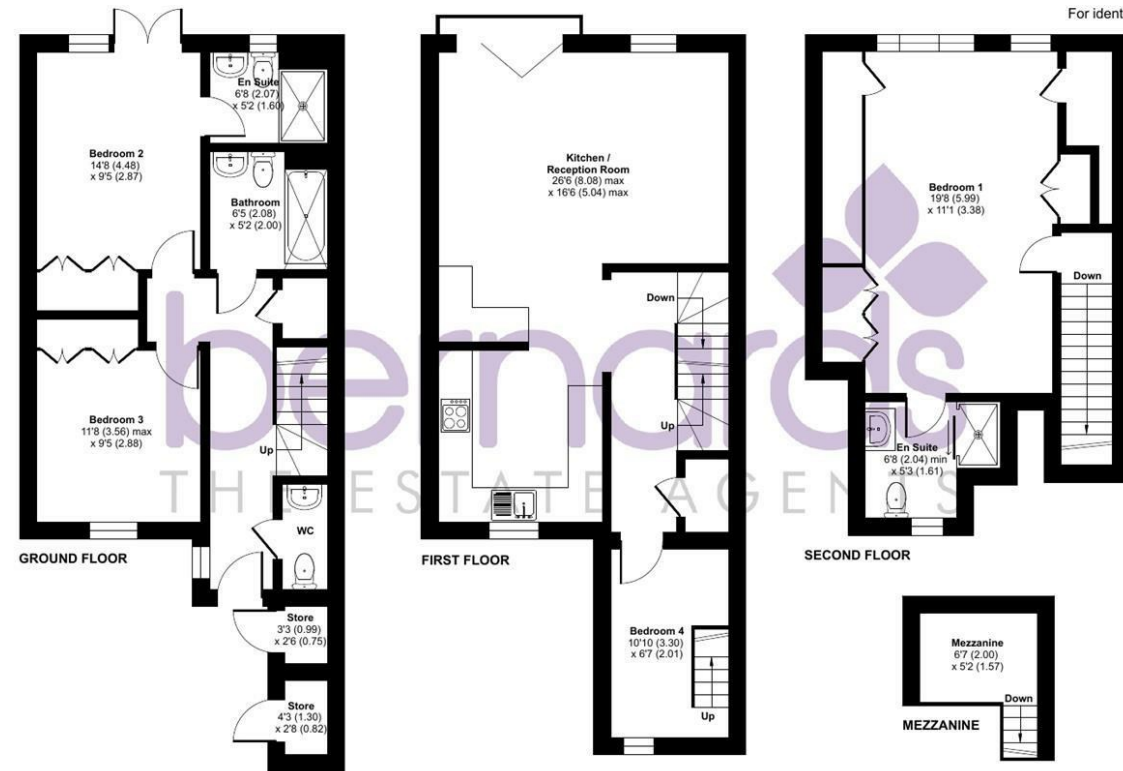


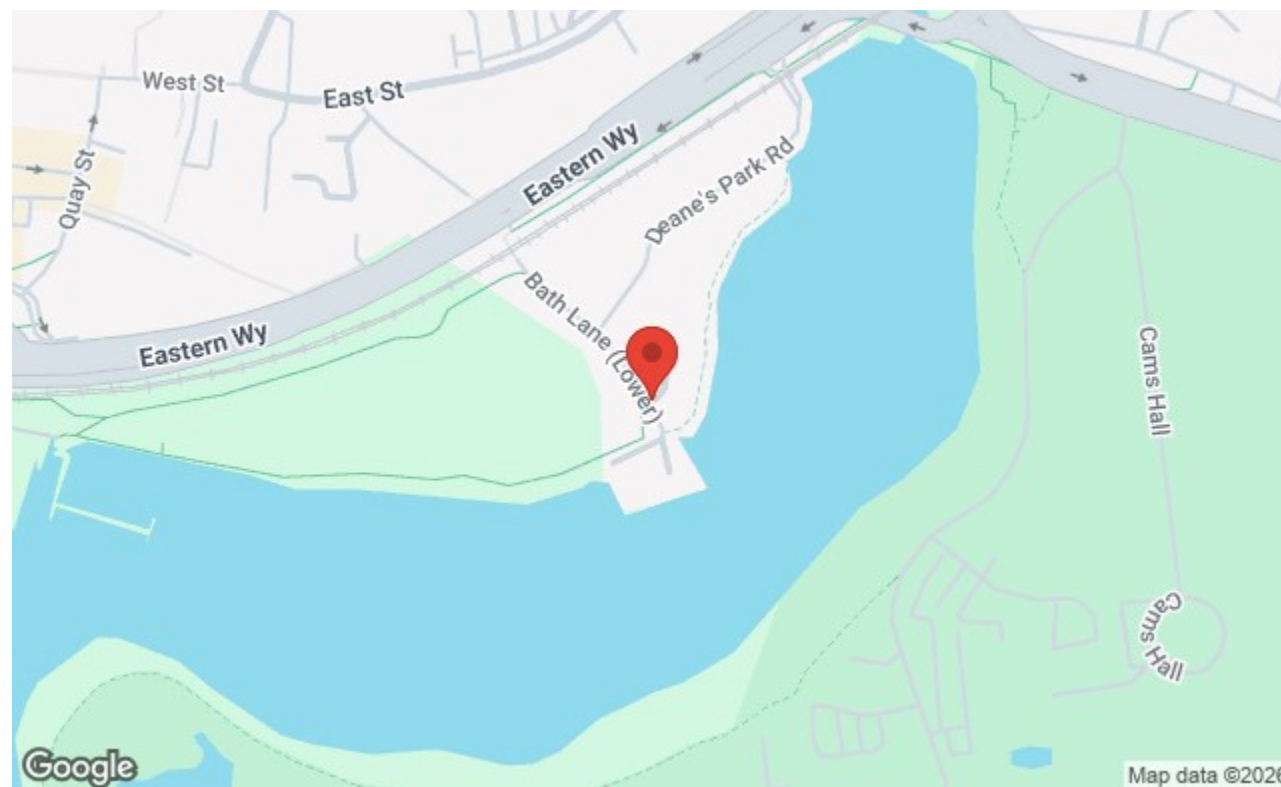


Earl Godwin Close, Fareham, PO16

Approximate Area = 1400 sq ft / 130 sq m
Mezzanine = 41 sq ft / 3.8 sq m
Outbuildings = 18 sq ft / 1.6 sq m
Total = 1459 sq ft / 135.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1451331



Offers Over £475,000

Earl Godwin Close, Fareham PO16 0DW



HIGHLIGHTS

- FOUR BEDROOM WATERSIDE HOME IN A SMALL CUL-DE-SAC OF JUST 11 PROPERTIES
- OPEN-PLAN KITCHEN / LIVING SPACE FILLED WITH NATURAL LIGHT
- BEING SOLD WITH NO ONWARD CHAIN - HASSLE FREE PURCHASE !
- PRINCIPAL SUITE ON THE TOP FLOOR WITH EN-SUITE
- PRIVATE OUTSIDE SPACE WITH PURPOSE-BUILT WORKSHOP
- RECONFIGURED TO ENHANCE OPEN-PLAN LIVING
- GROUND FLOOR BEDROOM WITH EN-SUITE
- CLOSE TO FAREHAM TOWN CENTRE
- FOUR BEDROOMS / FLEXIBLE LIVING SPACE
- OVER 1,400 SQ FT OF ACCOMMODATION

BERNARDS ARE DELIGHTED TO PRESENT THIS EXCEPTIONAL FOUR BEDROOM WATERSIDE HOME, SITUATED WITHIN AN EXCLUSIVE CUL-DE-SAC OF JUST 11 PROPERTIES, SOLD WITH NO ONWARD CHAIN - WITH STUNNING VIEWS ACROSS FAREHAM CREEK.

This is one of those homes that simply feels different the moment you step inside — a perfect blend of modern design, versatile living space, and an outstanding waterside setting that is incredibly hard to replicate. The three-storey layout, and thoughtful enhancements by the current owners to create a bright, flowing living environment.

Located just moments from Fareham town centre, yet perfectly positioned to enjoy the tranquillity of waterside living, with Bath Lane Recreation Ground and the cricket pitch nearby, this home offers the perfect balance of convenience and lifestyle.

The ground floor offers two well-proportioned double bedrooms, including one with its own en-suite, alongside a modern family bathroom, separate

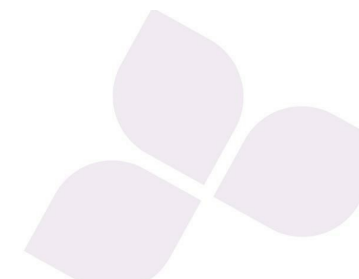
WC, and useful storage — ideal for guests or multi-generational living.

The first floor is the heart of the home, where the layout has been reconfigured to maximise both space and light. Structural changes have enhanced the open-plan feel, allowing natural light to flow throughout. The result is a stunning open-plan kitchen / living space, finished to a high standard with a stylish breakfast bar. There is also an additional room on this level, currently used as an office space with useful mezzanine level, so doubling up as the fourth bedroom as well.

The second floor is dedicated to the impressive principal suite, offering a generous bedroom, fitted storage, and a contemporary en-suite, creating a private suite all on one level with stunning views of the water.

Externally, the property benefits from private outside space, complemented by a superb purpose-built workshop, along with useful storage cupboards to the front of the property and parking for two vehicles.

79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500



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



PROPERTY INFORMATION

KITCHEN/LIVING/DINING

BEDROOM ONE

ENSUITE

BEDROOM TWO

ENSUITE

BEDROOM THREE

BEDROOM FOUR/STUDY

BATHROOM

COUNCIL TAX BAND E

TENURE

Freehold

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!

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.

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.

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.

DISCLOSURE STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 81 |
| (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 | |



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