



**£400,000**  
**17 Southmead Road**  
Fareham, PO15 5JY

A delightful and versatile two/three bedroom home situated in a highly desirable area, offered for sale with no forward chain. The property features a dining room with bay window, lounge which leads into a bright conservatory, a modern fitted kitchen, utility room with WC and a versatile third reception room that could serve as a third bedroom or home office. Upstairs offers two double bedrooms, one with shower cubicle and one with an en-suite shower room and useful eaves storage. Outside benefits include front and rear gardens, garage and off-road parking for multiple vehicles. Ideally located close to local amenities, schools and transport links, this is a superb opportunity for those seeking a well-presented, chain-free home in a sought-after location.

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**PORCH** 2' 1" x 2' 0" (0.64m x 0.61m)

**HALLWAY** 9' x 3' 11" (2.74m x 1.19m)

**RECEPTION ROOM/BEDROOM THREE** 7' 11" x 8' (2.41m x 2.44m)

**DINING ROOM** 12' into bay x 11' (3.66m x 3.35m)

**LOUNGE** 13' 1" x 11' (3.99m x 3.35m)

**CONSERVATORY** 9' x 19' (2.74m x 5.79m)

**UTILITY ROOM** 5' x 4' 11" (1.52m x 1.5m)

**KITCHEN** 10' x 8' (3.05m x 2.44m)

**FIRST FLOOR LANDING** 2' x 4' (0.61m x 1.22m)

**BEDROOM** 9' at widest point x 19' (2.74m x 5.79m)

**BEDROOM** 9' x 14' 1" (2.74m x 4.29m)

**EN-SUITE** 9' x 4' (2.74m x 1.22m)

**REAR GARDEN**

**GARAGE**





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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GROUND FLOOR

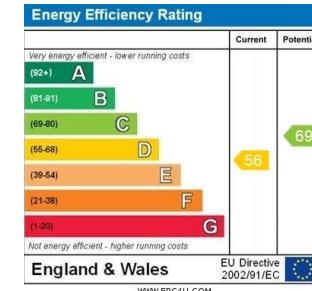
1ST FLOOR

**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**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.



**OFFICE ADDRESS**  
6 West Quay House, 20 West  
Street, Fareham, Hampshire,  
PO16 0LG

**CONTACT**  
01329 888 328  
fareham@dibbensproperty.co.uk  
www.jdea.co.uk