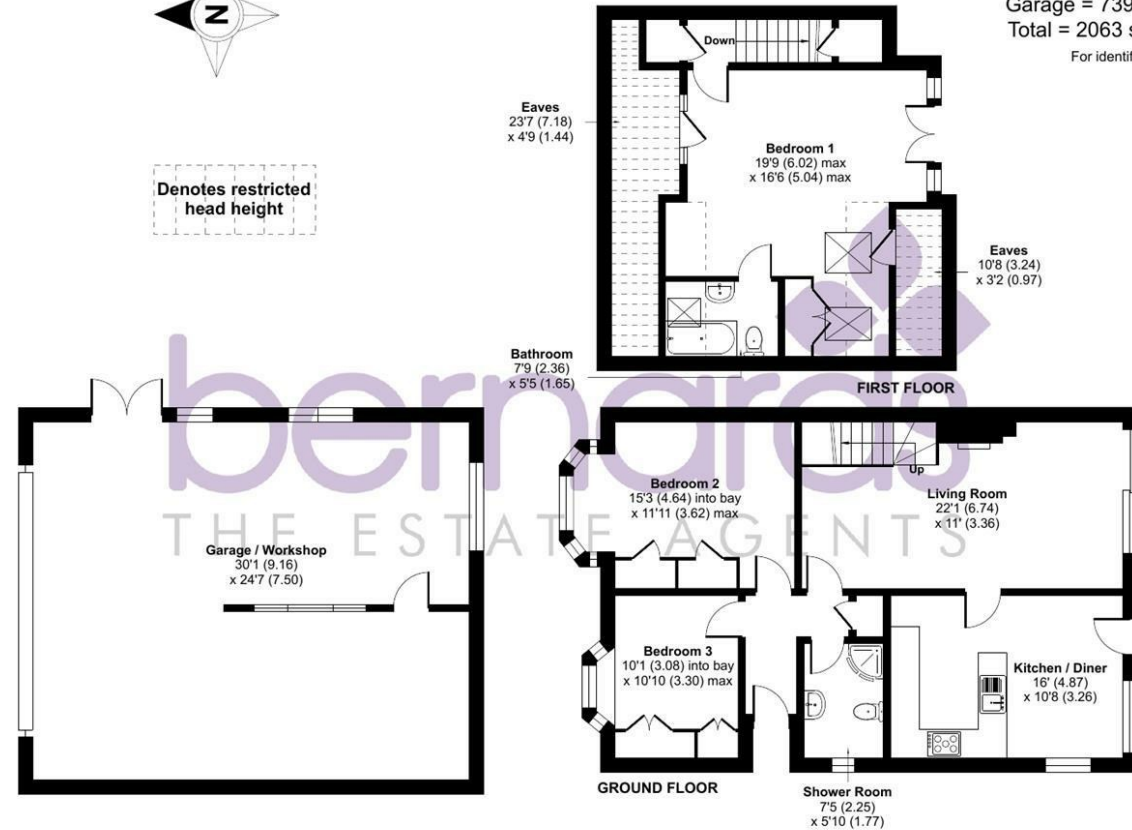


Leith Avenue, Fareham, PO16

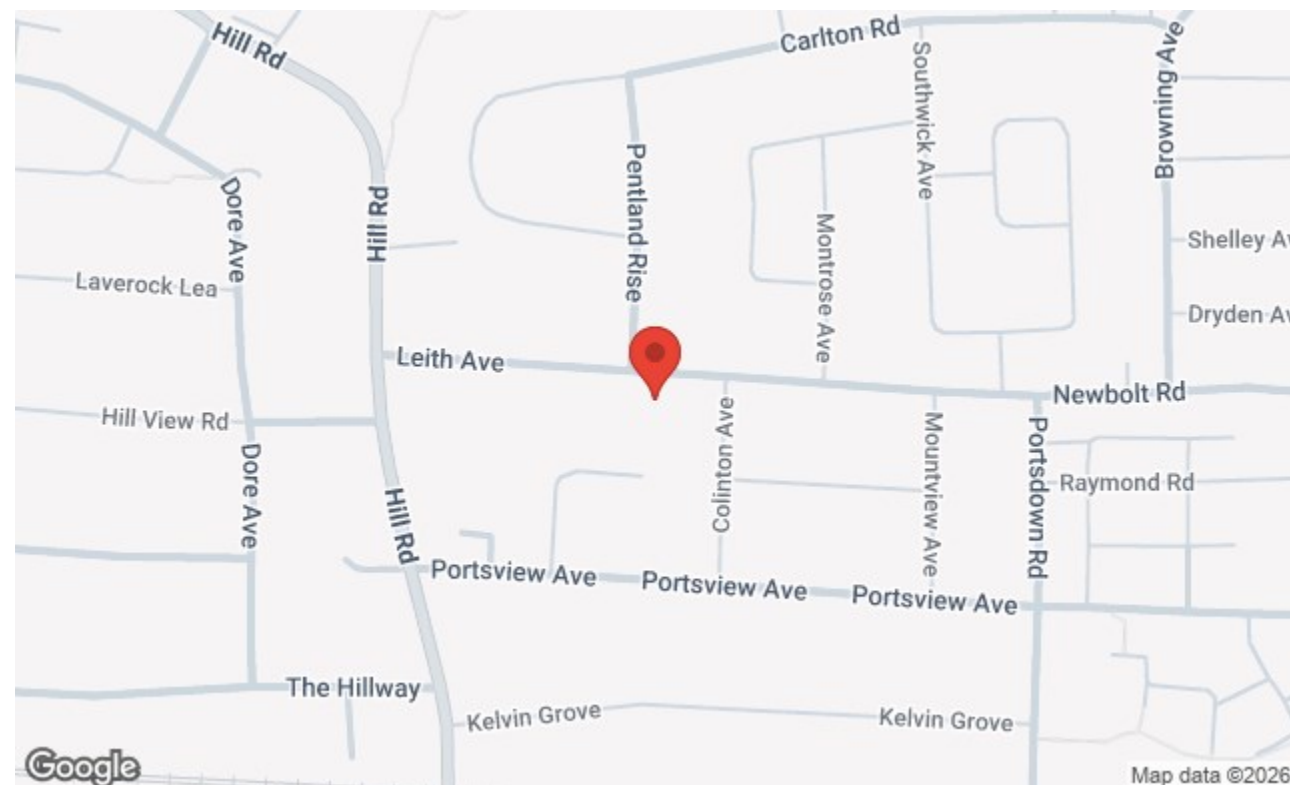
Approximate Area = 1190 sq ft / 110.5 sq m
 Limited Use Area(s) = 134 sq ft / 12.4 sq m
 Garage = 739 sq ft / 68.6 sq m
 Total = 2063 sq ft / 191.5 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1384230



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



Guide Price £425,000

Leith Avenue, Fareham PO16 8HL

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HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ SUPERB HARBOUR VIEWS
- ❖ SPACIOUS MASTER SUITE
- ❖ MODERN KITCHEN/BREAKFAST ROOM
- ❖ BRIGHT LIVING ROOM WITH LOG BURNER
- ❖ TWO CONTEMPORARY BATHROOMS
- ❖ PARKING FOR UP TO FIVE CARS
- ❖ HUGE QUADRUPLE GARAGE
- ❖ IDEAL FOR HOME BUSINESS OR ANNEXE
- DESIRABLE PORTCHESTER LOCATION

Located on the sought-after Leith Avenue in Portchester, this extended semi-detached home offers impressive space, versatility, and modern living throughout — and comes with the added benefit of no onward chain.

The property features three well-proportioned bedrooms, including a superb master suite with far-reaching harbour views, providing a standout space for relaxation. The light and inviting living room, complete with a log burner, offers a comfortable everyday living area and overlooks the rear garden for a bright, open feel. The modern kitchen/breakfast room is both stylish and functional, ideal for casual dining and entertaining.

With two contemporary bathrooms, the home is designed for convenience. Outside, it offers excellent parking for up to five vehicles along with a substantial detached quadruple garage. This impressive garage provides exceptional potential for buyers looking to work from home, run a business, create a studio or workshop, or explore the possibility of an annexe (subject to permissions). It's a rare and highly valuable feature that greatly enhances the property's appeal.

Well-presented and set in a desirable location, this chain-free home represents an excellent opportunity for those seeking space, flexibility, and a smooth move.

Call today to arrange a viewing

01329756500

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PROPERTY INFORMATION

LIVING ROOM
22'1" x 11'0" (6.74 x 3.36)

KITCHEN/DINER
15'11" x 10'8" (4.87 x 3.26)

SHOWER ROOM
7'4" x 5'9" (2.25 x 1.77)

BEDROOM 1
19'9" x 16'6" (6.02 x 5.04)

BEDROOM 2
7'8" x 5'4" (2.36 x 1.65)

BEDROOM 3
15'2" x 11'10" (4.64 x 3.62)

BEDROOM 3
10'1" x 10'9" (3.08 x 3.30)

GARAGE/WORKSHOP
30'0" x 24'7" (9.16 x 7.50)

COUNCIL TAX BAND D
Fareham Borough Council - £2,164.55

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.

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!

SOLICITOR
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.

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.

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

TENURE
Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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