



GUIDE PRICE
£380,000 - £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

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 D

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) | | |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | 69 |
| (55-68) | | |
| D | 56 | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| WWW.EPC.UK | | |

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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