



23 Dumas Drive, Whiteley, Fareham, PO15 7LU

Asking Price £275,000



Dumas Drive | Whiteley
Fareham | PO15 7LU
Asking Price £275,000

W&W are delighted to offer for sale this well presented two double bedroom offered with no chain ahead. The property boasts two bedrooms, lounge/dining room, kitchen, downstairs cloakroom & main bathroom. Outside, the property benefits from a rear garden & allocated parking.

Dumas Drive is located in the 'Sweethills Crescent' area of the ever popular village of Whiteley, the shopping centre is within a 25 minute walk with plenty of woodland shortcuts. The local Co Op alongside takeaways, hairdressers & School are just a mile away. Swanwick Train Station is within walking distance and other excellent transport links are easily accessible including A27 & M27. The property is also in the catchment area for both Whiteley Primary and Cornerstone as well as a day nursery.



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.





Well presented two double bedroom terraced home

No chain ahead

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing into the downstairs cloakroom & lounge/dining room

Modern kitchen enjoying integrated oven/hob with space for additional appliances

Lounge/dining room with double doors opening out to the rear garden & built in understairs storage cupboard

Downstairs cloakroom comprising two piece suite

Two double bedrooms with the main one benefitting from a recess perfect for wardrobes

Galleried landing with large built in storage cupboard

Modern main bathroom comprising three piece white suite & attractive wall tiling

Landscaped low maintenance rear garden with majority laid to artificial lawn, paved patio area perfect for alfresco dining, shed to remain & rear access

Allocated parking

Estate management charge approx. £380.36 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

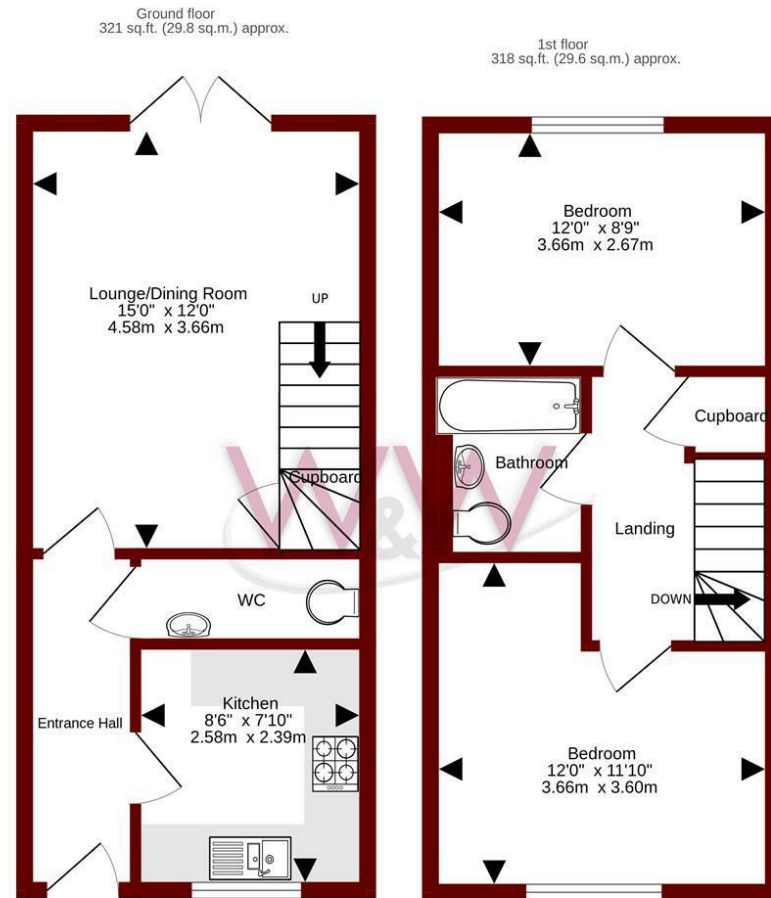
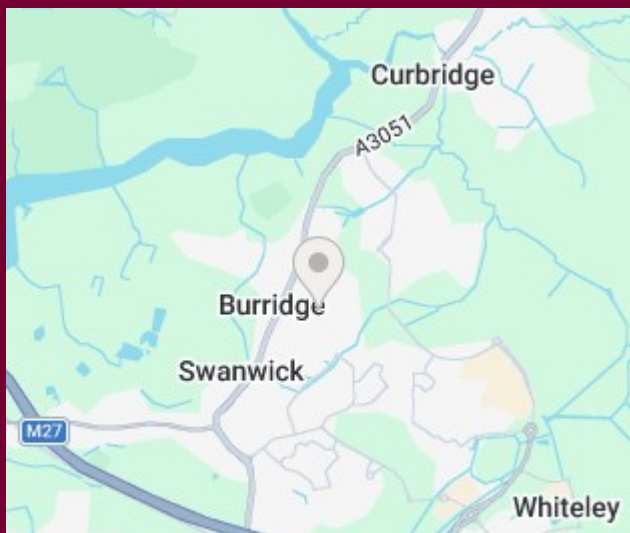
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

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

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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		92
(81-91)	B		
(69-80)	C	75	
(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 - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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