



£799,950

151 Fareham Park Road

Fareham, PO15 6LW

Situated within a gated development in the sought after location of Fareham Park Road and occupying approximately 0.9 acres, this impressive detached six bedroom family home is now available to the market! The downstairs comprises a fitted kitchen, a handy utility room with a WC, a family room, a separate dining room, a spacious lounge with sliding doors into the garden, a study and an additional under stairs WC. The first floor presents a family bathroom, four double bedrooms, with the main bedroom benefitting from an ensuite bathroom and a dressing room. The second floor displays two further double bedrooms with built in wardrobe space and a bathroom. Externally there is a double garage, a shed with power and lighting, a wrap-around garden and a registered coppice. We highly advise all those who are interested to call our Fareham office now to call for more details and arrange your viewing!





KITCHEN 10' 06" x 13' 04" (3.2m x 4.06m)

FAMILY ROOM 12' 02" x 8' 04" (3.71m x 2.54m)

UTILITY ROOM 12' 02" x 8' 05" (3.71m x 2.57m)

WC

DINING ROOM 12' 02" x 11' 09" (3.71m x 3.58m)

LOUNGE 27' 11" x 13' 09" (8.51m x 4.19m)

STUDY 8' 00" x 8' 11" (2.44m x 2.72m)

UNDER STAIRS WC

BEDROOM ONE 13' 08" x 13' 04" (4.17m x 4.06m)

ENSUITE 9' 01" x 8' 05" (2.77m x 2.57m)

DRESSING ROOM 9' 01" x 8' 09" (2.77m x 2.67m)

BEDROOM TWO 15' 11" x 13' 08" (4.85m x 4.17m)

BEDROOM THREE 11' 09" x 13' 08" (3.58m x 4.17m)

BEDROOM FOUR 12' 02" x 9' 10" (3.71m x 3m)

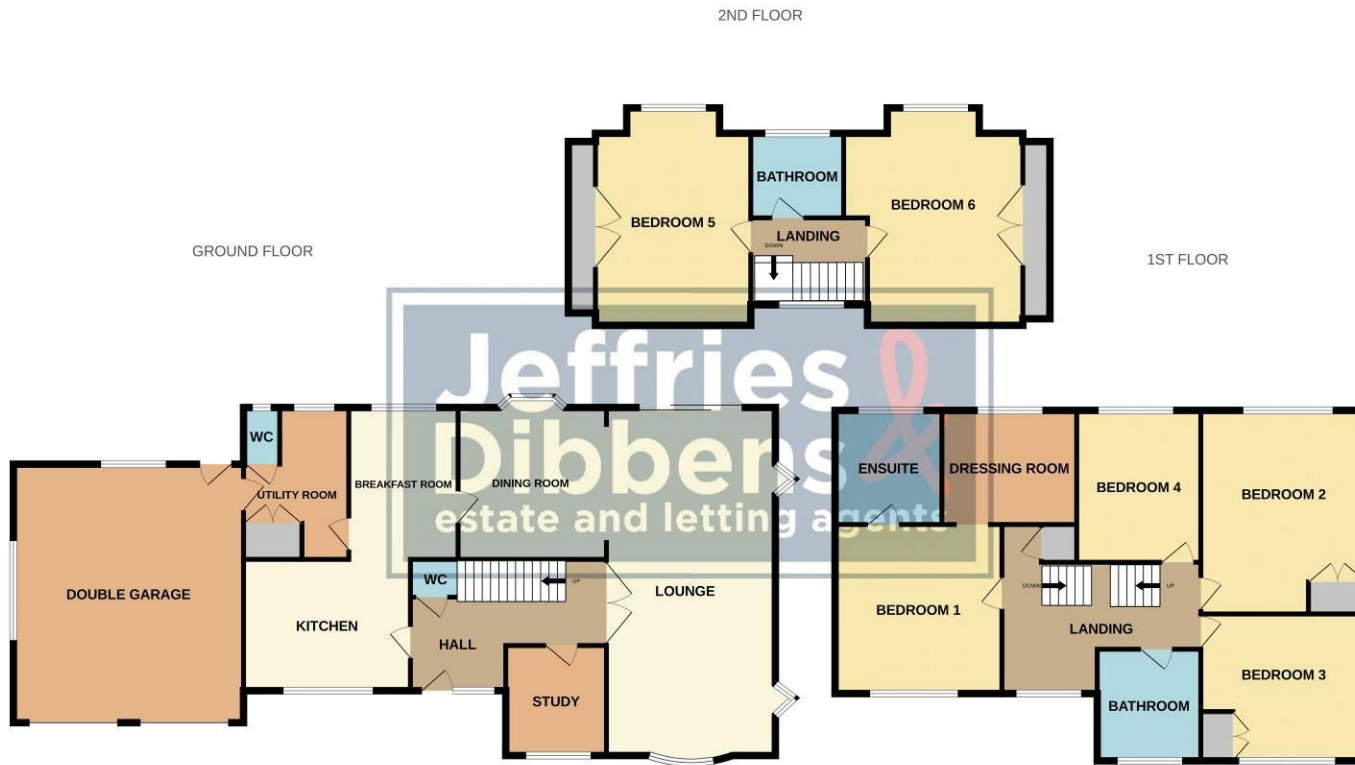
BATHROOM 8' 00" x 8' 10" (2.44m x 2.69m)

BEDROOM FIVE 15' 09" x 13' 02" (4.8m x 4.01m)

BEDROOM SIX 15' 09" x 12' 05" (4.8m x 3.78m)

BATHROOM 6' 07" x 7' 05" (2.01m x 2.26m)





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 G

VIEWINGS
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
38-54	E		
21-38	F		
1-20	G		

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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