



£215,000
91 Sunlight Gardens
Fareham, PO15 6DG

This well-presented two bedroom coach house is ideally situated within the quiet cul-de-sac of Sunlight Gardens, just a short distance from Fareham town centre and the train station. Offered to the market with no forward chain, the property provides spacious and well-maintained accommodation throughout. The layout comprises a generous entrance hallway with stairs leading to the first floor living accommodation, a bright lounge/diner, a fitted kitchen, two double bedrooms, with the main bedroom benefiting from an en-suite shower room, and a family bathroom. Further benefits include allocated parking, ample storage space, and a convenient central location, making this an excellent first time purchase, investment opportunity or downsize. Please call our Fareham office today to arrange a viewing!





ENTRANCE HALL

STAIRS

BEDROOM TWO 12' 2" x 10' 11" (3.73m x 3.33m)

BEDROOM ONE 15' 5" x 10' 5" (4.72m x 3.20m)

ENSUITE 5' 4" x 6' 9" (1.63m x 2.08m)

LOUNGE/DINER 19' 3" x 9' 8" (5.88m x 2.96m)

KITCHEN 8' 1" x 9' 11" (2.47m x 3.03m)

BATHROOM 5' 4" x 8' 1" (1.63m x 2.48m)

ALLOCATED PARKING



FIRST 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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	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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