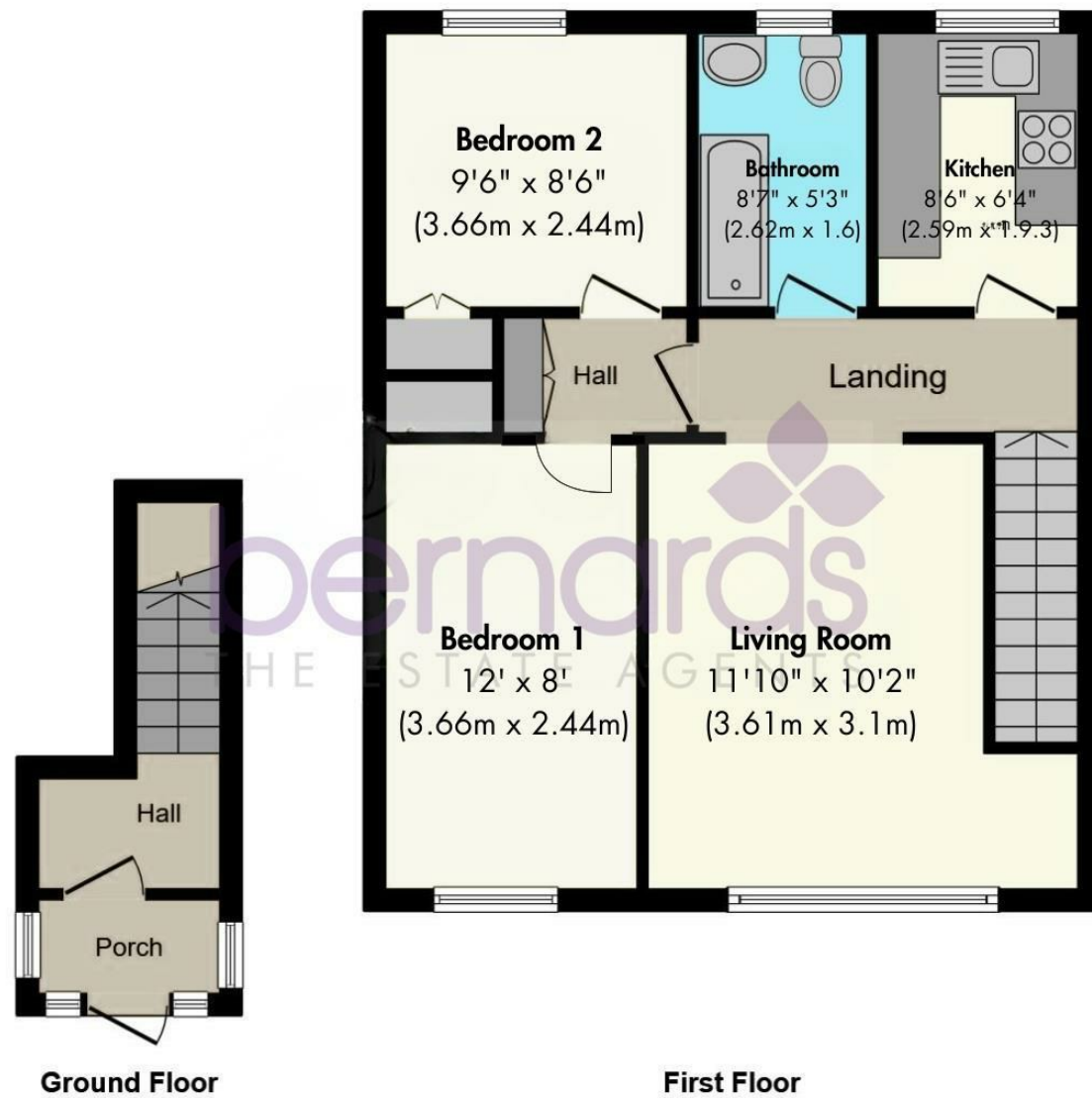




Guide Price £175,000

Westley Grove, Fareham PO14 1HW



STYLISH TWO-BEDROOM MAISONETTE WITH PRIVATE GARDEN & SHARE OF FREEHOLD

the rear—ideal as a guest room, home office, or nursery. Both bedrooms also benefit from having built in storage.

## HIGHLIGHTS

- TWO-BEDROOM MAISONETTE
- SHARE OF FREEHOLD !
- SPACIOUS & LIGHT-FILLED LIVING AREA
- MODERN KITCHEN WITH AMPLE STORAGE
- MODERN SHOWER ROOM WITH CONTEMPORARY FINISH
- FRONT FORECOURT PARKING FOR ONE VEHICLE
- IDEAL FOR FIRST-TIME BUYERS OR DOWNSIZERS
- POPULAR & WELL-CONNECTED FAREHAM LOCATION
- PRIVATE ENTRANCE – ADDED SENSE OF PRIVACY & INDEPENDENCE
- EXCELLENT FIRST STEP ONTO THE PROPERTY LADDER

Positioned within the ever-popular Westley Grove, Bernards are delighted to present this spacious two-bedroom maisonette—an excellent opportunity for first-time buyers or those looking to downsize. Offering well-balanced accommodation throughout, this home is further enhanced by the rare addition of a private garden and share of freehold, making it a particularly attractive purchase.

Set within a highly desirable residential location, the property benefits from convenient access to local amenities, transport links, and nearby green spaces, perfectly suiting those looking for both practicality and lifestyle.

Upon entering, you are welcomed by a bright and airy living space, offering a comfortable setting for both everyday living and entertaining, with plenty of natural light creating a real sense of space. The accommodation continues with a well-appointed kitchen, offering ample storage and workspace, alongside a modern shower room finished with clean, contemporary fittings.

Both bedrooms are well-proportioned, with the principal bedroom to the front and the second bedroom overlooking

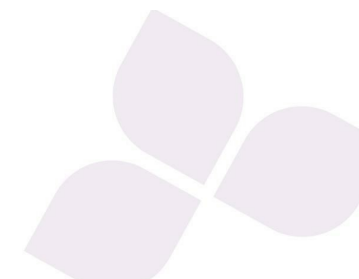
A real highlight is the private rear garden, a rare feature for a property of this type, perfect for relaxing or entertaining. To the front, there is also forecourt parking for one vehicle, adding further convenience.

Overall, this is a fantastic opportunity to secure a spacious, low-maintenance home in a popular and well-connected location, ready for its next owner to move straight in and enjoy.

### USEFULL ADDITIONAL INFORMATION

Tenure: Leasehold  
Lease Information: 999 Years from March 2022 (995 Years Remaining)  
Additional Charges: Building Insurance (Circa £25 a Month)  
Council Tax Band: A

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



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# PROPERTY INFORMATION

- LOUNGE
- KITCHEN
- BATHROOM
- BEDROOM ONE
- BEDROOM TWO
- COUNCIL TAX BAND A
- Leasehold

Share of Freehold

No ground rent

£200 per year service charge

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

### 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.

### 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!

### 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.

### 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.

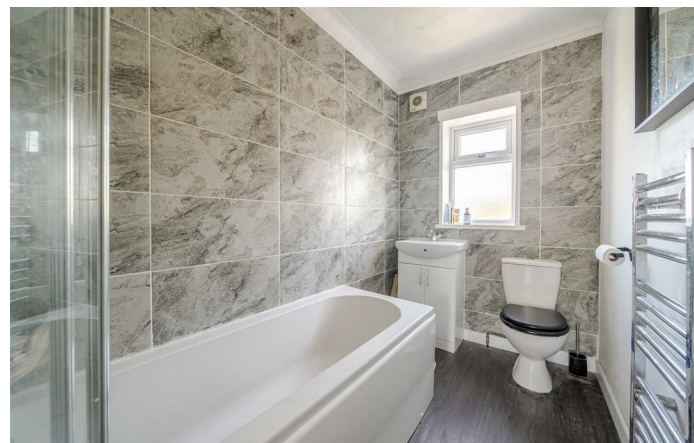
### SOLICITORS

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.

### DISCLOSURE STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	78
(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	

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