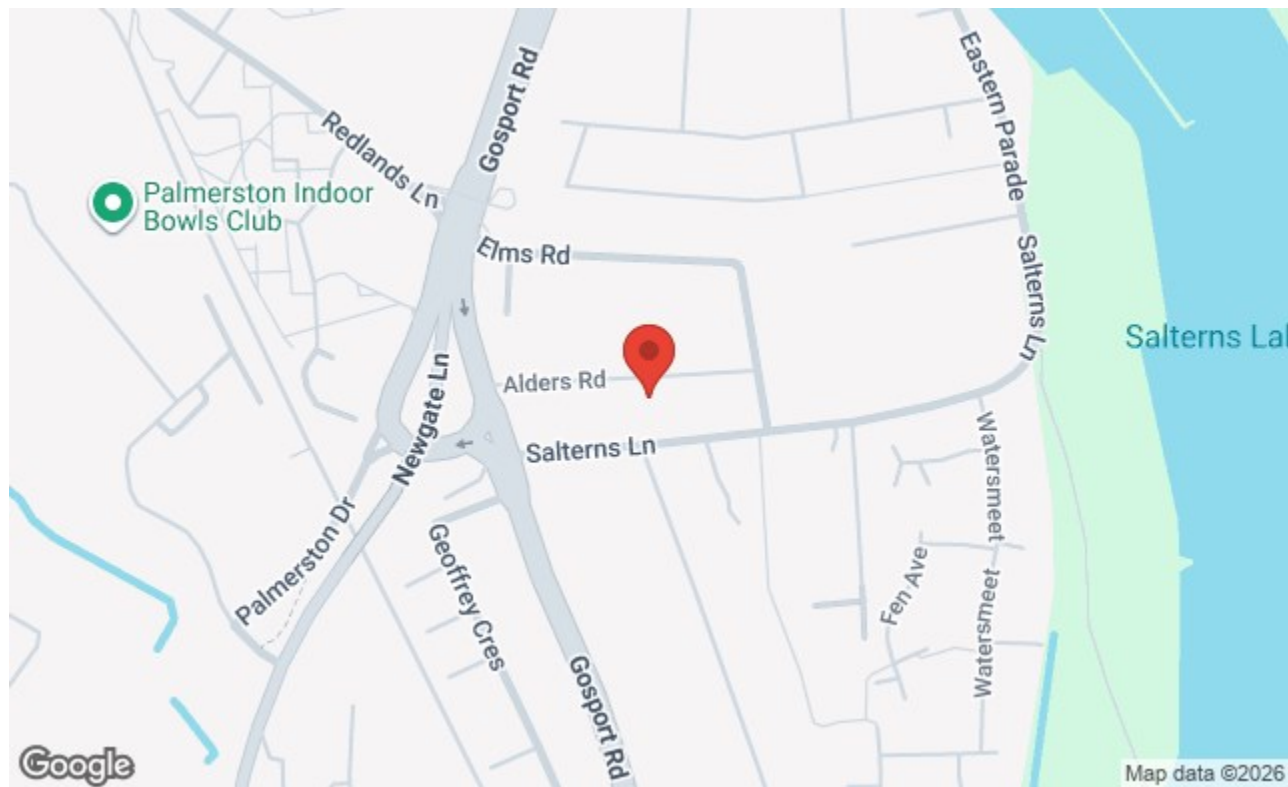


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1482057

FOR SALE Guide Price £375,000
 Alders Road, Fareham PO16 0SH

bernards
 THE ESTATE AGENTS



3 Bedrooms, 1 Bathroom, 3 Living Areas

HIGHLIGHTS

- OVER 1,500 SQ FT OF ACCOMMODATION INCLUDING GARAGE
- FIRST TIME TO THE MARKET IN OVER 20 YEARS
- THREE GENEROUS DOUBLE BEDROOMS
- IMPRESSIVE 22FT RECEPTION ROOM
- BEAUTIFULLY PRESENTED KITCHEN / DINER
- FULL-WIDTH CONSERVATORY OVERLOOKING THE GARDEN
- STUNNING LANDSCAPED REAR GARDEN
- ADDITIONAL ATTIC ROOM CURRENTLY USED AS A BEDROOM
- DETACHED GARAGE WITH LARGE REAR ACCESS GATES
- EXCELLENT FAMILY HOME IN A POPULAR FAREHAM LOCATION

Alders Road, Fareham – A Home That Simply Ticks Every Box

Bernards are delighted to welcome to the market this substantial and beautifully maintained family home, offered for sale for the first time in over 20 years. Boasting over 1,500 sq ft of versatile accommodation, a stunning landscaped garden, detached garage and an impressive open-plan feel throughout, this is undoubtedly one of the standout homes currently available within its price range.

From the moment you step through the front door, it's clear this is a property that has been lovingly cared for and thoughtfully improved over many years. The ground floor offers exceptional living space, centred around a fantastic 22ft reception room, creating the perfect environment for both family life and entertaining guests.

To the rear, the beautifully presented kitchen/diner provides an excellent social hub, complete with ample worktop and storage space, whilst a practical utility room keeps the day-to-day essentials neatly tucked

away. Beyond the kitchen, a superb full-width conservatory stretches across the rear of the property, providing lovely views across the landscaped garden.

Outside, the garden is a true highlight. Carefully designed and impeccably maintained, it offers a wonderful balance of lawn, patio and entertaining space. Large rear access gates provide excellent practicality, leading directly to a detached garage.

The first floor continues to impress with three genuine double bedrooms alongside a stylish family bathroom. The second floor offers an additional attic room, currently utilised as a teenager's bedroom. Whilst not officially classified as a bedroom due to the stair configuration, it provides fantastic flexibility for growing families.

Properties offering this amount of space, condition and versatility rarely remain available for long. Having been cherished by the same owner for over two decades, this is a home that genuinely leaves a lasting impression !

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



Call today to arrange a viewing
 01329756500
 www.bernardsestates.co.uk



PROPERTY INFORMATION

- LOUNGE**
22'7" x 11'1" (6.90 x 3.40)
- KITCHEN/DINER**
18'2" x 9'8" (5.55 x 2.95)
- UTILITY ROOM**
9'4" x 5'8" (2.86 x 1.73)
- CONSERVATORY**
17'2" x 6'9" (5.24 x 2.06)
- BEDROOM ONE**
21'1" x 5'9" (6.43 x 1.77)
- BEDROOM TWO**
14'8" x 9'6" (4.49 x 2.91)
- BEDROOM THREE**
10'6" x 9'10" (3.21 x 3.01)
- BATHROOM**
9'6" x 7'4" (2.92 x 2.25)
- LOFT ROOM**
16'7" x 9'1" (5.08 x 2.78)
- GARAGE**
18'1" x 7'10" (5.52 x 2.40)
- COUNCIL TAX BAND C**
- TENURE**
Freehold

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

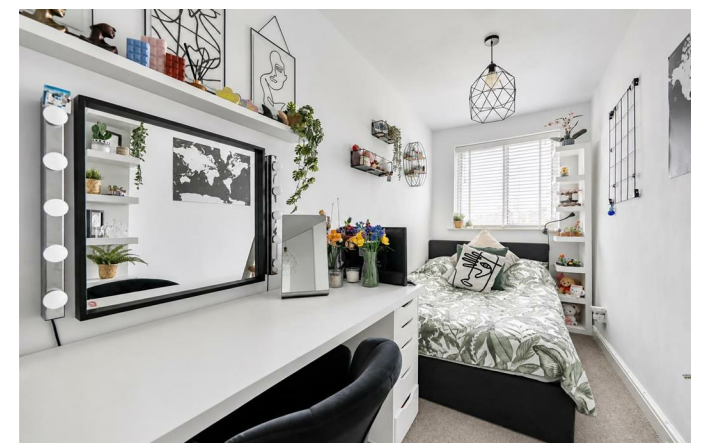
it is fully signed off and presented to the seller in the strongest possible light.

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 (92-100) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
66	

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