

GUIDE PRICE

**£525,000-£550,000**

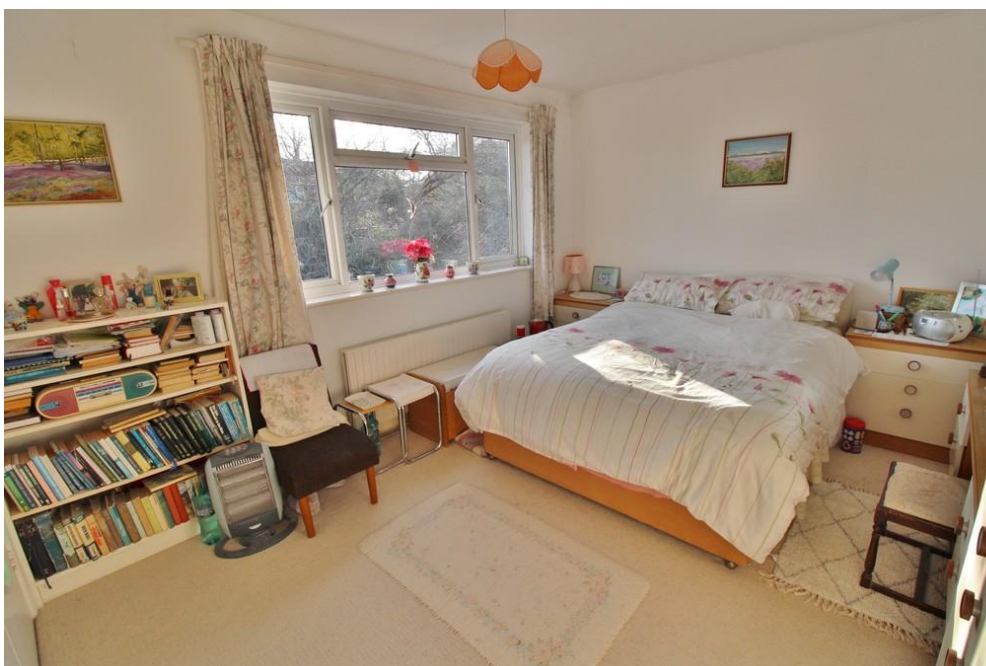
**27 Blackbrook Park Avenue**

Fareham, PO15 5JN

We are delighted to offer for sale this extended detached family home located within the established and quiet area of Blackbrook Park Avenue within easy reach of Fareham town centre and train station. The accommodation on offer comprises an entrance hall, a lounge, separate dining room, kitchen, cloakroom and dual aspect family room/study which has patio doors leading to the rear garden. On the first floor, four bedrooms can be found sharing the three piece bathroom and a separate shower room. Benefits include double glazing, gas central heating, off-road parking, a double garage and a mature south facing rear garden with well-established trees and shrubs. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Fareham).

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**ENTRANCE HALL**

**CLOAKROOM**

**LOUNGE** 20' 2" x 11' 7" (6.15m x 3.53m)

**FAMILY ROOM** 20' 1" x 9' 7" (6.12m x 2.92m)

**DINING ROOM** 10' 11" x 10' 0" (3.33m x 3.05m)

**KITCHEN** 12' 0" x 10' 11" (3.66m x 3.33m)

**LANDING**

**BEDROOM ONE** 13' 2" x 11' 0" (4.01m x 3.35m)

**BEDROOM TWO** 11' 0" x 10' 5" (3.35m x 3.18m)

**BEDROOM THREE** 11' 0" x 8' 4" (3.35m x 2.54m)

**BEDROOM FOUR** 9' 10" x 8' 9" (3m x 2.67m)

**BATHROOM**

**SHOWER ROOM**

**OUTSIDE**

**DOUBLE GARAGE** 17' 3" x 15' 7" (5.26m x 4.75m)

**REAR GARDEN**

**LOCAL AUTHORITY**  
Fareham Borough Council

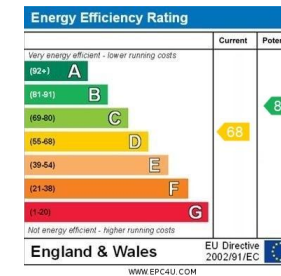
**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band F

**VIEWINGS**  
By prior appointment only



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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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.

**Jeffries  
Dibbens**  
estate and letting agents

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