



OFFERS IN EXCESS OF
£475,000
79 Furzehall Avenue
Fareham, PO16 8UG

Immaculately presented throughout and ideally positioned within the highly sought-after Harrison and Cams Hill School catchment, this impressive four-bedroom detached family home offers spacious, modern living and is not to be missed. Upon entering, you are welcomed by a generous entrance hallway, complete with a stylish cloakroom and useful storage cupboards. The ground floor boasts a light-filled lounge/diner, perfect for both relaxing and entertaining, with elegant French doors opening onto the rear garden. The contemporary fitted kitchen is thoughtfully designed, featuring a breakfast bar and convenient, secure side access. Upstairs, the property offers four bedrooms, with the main bedroom benefiting from an en-suite bathroom, alongside a recently modernised family bathroom. Externally, the pretty rear garden is predominantly laid to lawn, with side access on both sides, patio/decking areas and direct access to the garage. To the front, a driveway provides ample off-road parking for multiple vehicles. Please call our Fareham office to arrange a viewing today!

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LOUNGE 12' 0" x 17' 3" (3.66m x 5.26m)

DINING ROOM 10' 1" x 9' 1" (3.07m x 2.77m)

KITCHEN 10' 8" x 11' 4" (3.25m x 3.45m)

WC 5' 9" x 3' 4" (1.75m x 1.02m)

LANDING

BEDROOM ONE 11' 1" x 12' 3" (3.38m x 3.73m)

ENSUITE 5' 4" x 5' 6" (1.63m x 1.68m)

BEDROOM TWO 9' 9" x 8' 4" (2.97m x 2.54m)

BEDROOM THREE 8' 5" x 8' 1" (2.57m x 2.46m)

BEDROOM FOUR 6' 5" x 11' 6" (1.96m x 3.51m)

BATHROOM 5' 7" x 8' 0" (1.7m x 2.44m)

REAR GARDEN

GARAGE 17' 2" x 8' 11" (5.23m x 2.72m)

DRIVEWAY



GROUND FLOOR

1ST 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 E

VIEWINGS
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 64 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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