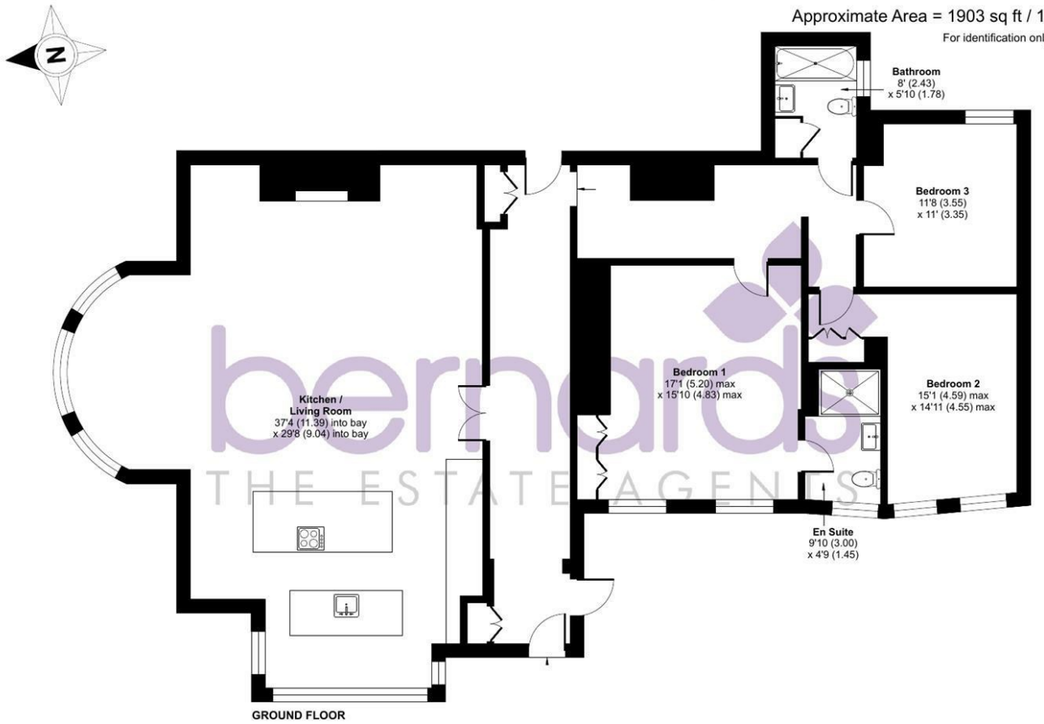
## Wykeham Place, Fareham, PO16

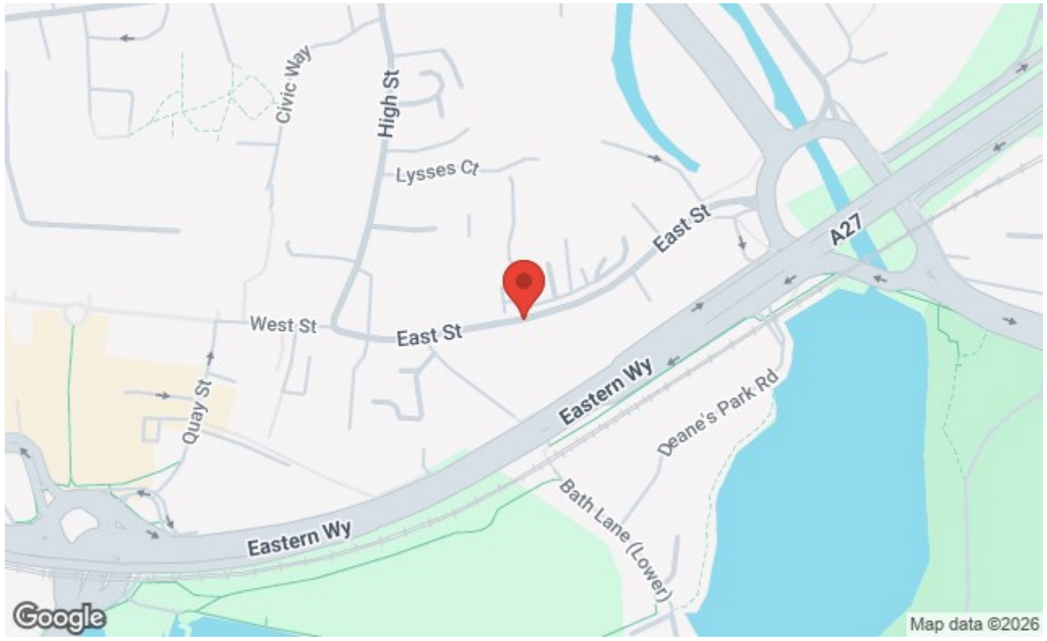
Approximate Area = 1903 sq ft / 176.7 sq m

For identification only - Not to scale




GROUND FLOOR

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: 1396426

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## HIGHLIGHTS

- STUNNING GRADE II LISTED GEORGIAN APARTMENT
- EXCLUSIVE GATED DEVELOPMENT OF JUST SEVEN RESIDENCES
- APPROXIMATELY 1903 SQ FT OF ACCOMMODATION
- BREATHTAKING OPEN PLAN LIVING SPACE
- PRIVATE ENTRANCE & PRIVATE GARDEN
- THREE GENEROUS DOUBLE BEDROOMS
- BEAUTIFUL PERIOD FEATURES THROUGHOUT
- STYLISH EN-SUITE & MODERN FAMILY BATHROOM
- TWO ALLOCATED PARKING SPACES
- PRIME FAREHAM TOWN CENTRE LOCATION

BERNARDS ARE DELIGHTED TO PRESENT THIS ABSOLUTE SHOW STOPPER OF AN APARTMENT, SET WITHIN ONE OF FAREHAM'S MOST PRESTIGIOUS GRADE II LISTED BUILDINGS.

Positioned within an exclusive gated development of just seven residences, this exceptional three bedroom ground floor apartment offers a rare opportunity to acquire a home that effortlessly combines timeless Georgian elegance with luxurious modern living.

Accessed via its own private entrance, the apartment immediately offers a level of privacy rarely found within apartment living. The standout feature of this stunning home has to be the breathtaking open plan living space. High ceilings, decorative coving, beautiful sash windows and an abundance of natural light create a wonderful sense of grandeur throughout, whilst the carefully designed modern finishes give the property a stylish contemporary feel.

The impressive bay fronted living area flows beautifully into the exceptional kitchen space, complete with a substantial central island, creating the perfect environment for entertaining and everyday living.

The accommodation continues with three well-proportioned double bedrooms, including a superb principal bedroom with stylish en-suite shower room, alongside a beautifully presented family bathroom. The apartment offers approximately 1903 sq ft of accommodation, giving this property an incredible feeling of space throughout.

A major selling point with this apartment is the private garden space, something incredibly rare for a property of this style and location, ideal for relaxing or entertaining. Further benefits include secure gated access, video entry system, two allocated parking spaces and communal bin storage.

Located in the heart of Fareham town centre, the property is perfectly positioned for local amenities, restaurants, coffee shops and transport links, whilst still offering an exclusive and private feel once inside the development.

Properties of this calibre rarely become available. This truly is a o

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# PROPERTY INFORMATION

**KITCHEN/LIVING ROOM**
37'4" x 29'7" (11.39 x 9.04)

**BEDROOM 1**
17'0" x 15'10" (5.20 x 4.83)

**ENSUITE**
9'10" x 4'9" (3.00 x 1.45)

**BEDROOM 2**
15'1" x 14'11" (4.60m x 4.55m )

**FAMILY BATHROOM**
7'11" x 5'10" (2.43 x 1.78)

**BEDROOM 3**
11'7" x 10'11" (3.55 x 3.35)

**PROPERTY LOCATION**
Wykeham Place is ideally located on East Street which runs from the Delme Roundabout to the junction of The High Street and West Street. It is just a few minutes drive from Junction 11 of the M27 Motorway. Fareham Mainline train station is just 0.9 miles to the west and the bus/ coach station is only a few minutes walk as is Fareham Town Centre. Port Solent with its many shops, bars and restaurants is popular with Fareham residents and is just 4.2 miles to the east. Gunwharf Quays in nearby Portsmouth is fast becoming the leading leisure and pleasure destination on the South Coast. Both private and public schools can be found nearby in abundance as can dentists, doctors, gymnasiums and golf clubs. The nearby Cams Hall Estate boasts excellent opportunities to businesses together with a superb 27 hole golf course.

**LEASE INFORMATION**
Lease Length : 250 years from 2019
Service Charge : £2000.00 p/a
Estate Charge : The property contributes £368.00 per annum to the cost of maintaining the private estate.

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

**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.

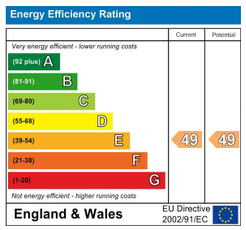
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**SOLICITOR/CONVEYANCING**
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 conveyance 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.

**OFFER CHECK PROCEDURE**
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

**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.

**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

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