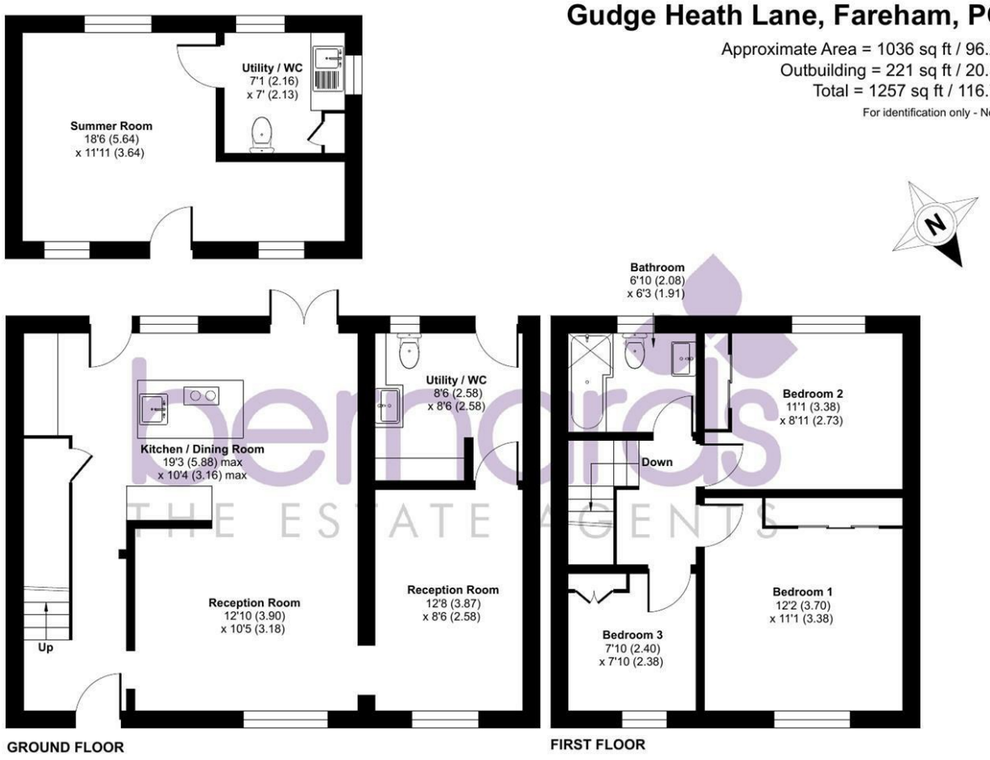
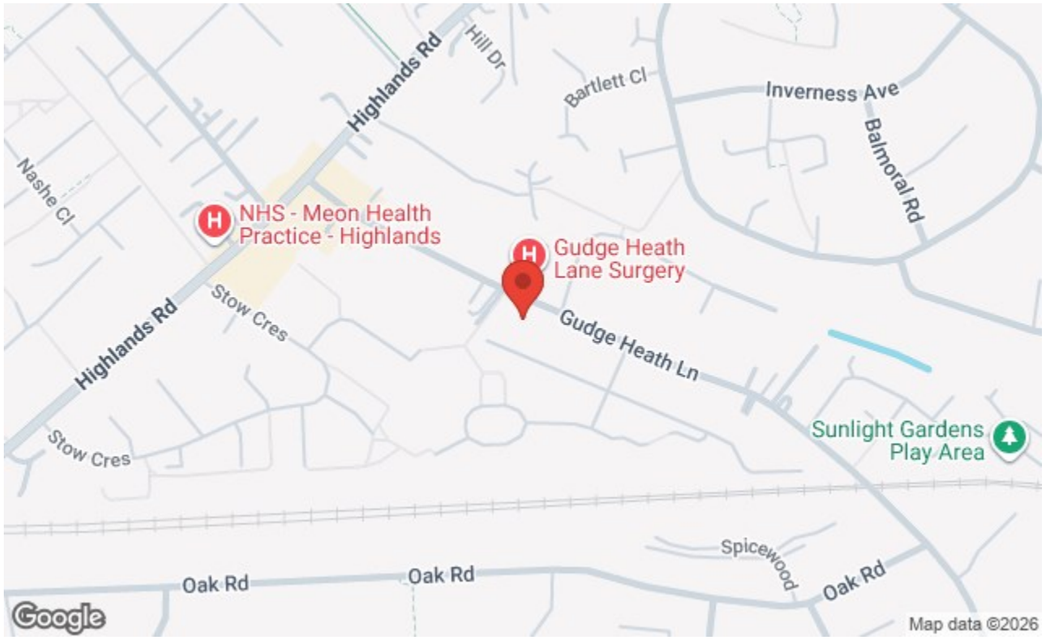
Gudge Heath Lane, Fareham, PO15

Approximate Area = 1036 sq ft / 96.2 sq m
Outbuilding = 221 sq ft / 20.5 sq m
Total = 1257 sq ft / 116.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1395333



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

FOR SALE

Guide Price £425,000

Gudge Heath Lane, Fareham PO15 6PX

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- THREE BEDROOM SEMI-DETACHED
- EXTENSIVELY IMPROVED
- OPEN-PLAN KITCHEN/DINER
- SIDE EXTENSION
- UTILITY ROOM & W.C.
- TWO RECEPTION ROOMS
- MODERN BATHROOM
- SWIMMING POOL & OUTBUILDING
- SOUTH-FACING GARDEN
- GATED DRIVEWAY

An exceptional three bedroom semi-detached family home, extensively improved by the current owners, and situated in a popular residential location in Fareham, Hampshire.

The property is approached via a gated driveway, providing secure off-road parking. Upon entering, you are welcomed into a spacious living room which opens directly into the side extension, creating a seamless flow through to a second reception room/family room ideal for modern family living. From the extension, there is access to a utility room and ground floor W.C., offering excellent practicality.

To the rear of the property is a stunning open-plan kitchen/diner, forming the heart of the home and providing an excellent space for entertaining and everyday family life.

The first floor offers three well-proportioned bedrooms and a modern family bathroom.

Externally, the home truly stands out. The fantastic-sized rear garden is south-facing and beautifully landscaped, providing an excellent degree of privacy. A real highlight is the outdoor heated swimming pool, perfect for summer enjoyment, alongside an outbuilding which offers excellent potential for use as a home office, gym, studio or additional entertaining space.

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

PROPERTY INFORMATION

TENURE
Freehold

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
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.

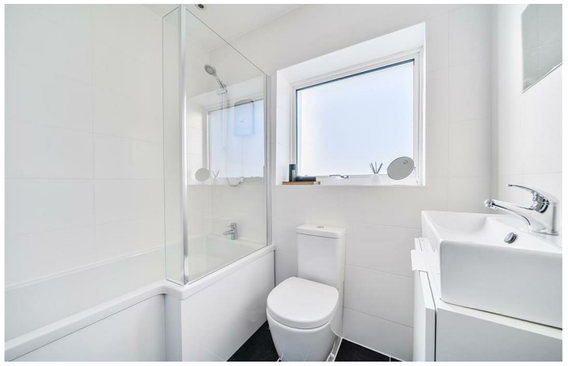
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

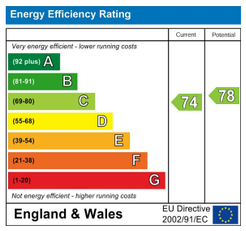
OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented 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.

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

COUNCIL TAX BAND B
Fareham Borough Council - £1,683.54





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