



SECOND 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: 1501737

Burt Close, Fareham, PO15

Approximate Area = 1017 sq ft / 94.4 sq m
Limited Use Area(s) = 322 sq ft / 29.9 sq m
Outbuilding = 23 sq ft / 2.1 sq m
Total = 1362 sq ft / 126.4 sq m
For identification only - Not to scale



£230,000

Burt Close, Fareham PO15 6FD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ EXCEPTIONALLY SPACIOUS THREE BEDROOM PENTHOUSE
- ❖ OVER 1,000 SQ FT OF INTERNAL ACCOMMODATION
- ❖ NO ONWARD CHAIN & VACANT POSSESSION
- ❖ SUPERB OPEN-PLAN KITCHEN / DINING / LIVING SPACE
- ❖ THREE PROPER DOUBLE BEDROOMS
- ❖ ALLOCATED PARKING FOR TWO VEHICLES
- ❖ TUCKED AWAY PURPOSE-BUILT DEVELOPMENT
- ❖ CENTRAL FAREHAM, JUST OFF HIGHLANDS ROAD, WALKING DISTANCE TO TOWN
- ❖ 106 YEARS REMAINING ON THE LEASE
- ❖ COMMUNAL GARDEN AREA + PRIVATE STORAGE SHED FOR EACH APARTMENT

AN EXCEPTIONALLY SPACIOUS THREE BEDROOM PENTHOUSE IN CENTRAL FAREHAM – NO ONWARD CHAIN !

Bernards are delighted to offer to the market, with NO ONWARD CHAIN and VACANT POSSESSION, this SUPERB three-bedroom penthouse apartment, tucked away within a purpose-built development just off Highlands Road in Central Fareham.

Offering approximately 1,017 sq ft of internal accommodation, this is a seriously impressive apartment and one that really does need to be seen in person to fully appreciate the amount of space on offer. If you want the convenience of apartment living without compromising on room sizes, this property offers a huge amount for the money.

Burt Close is nicely tucked away behind a row of houses, giving the development a surprisingly private feel despite its incredibly central position. Fareham Town Centre, the mainline railway station and a wide selection of shops and amenities are all within easy reach, while excellent road links provide convenient access towards Portsmouth and Southampton.

Internally, the accommodation is considerably larger than

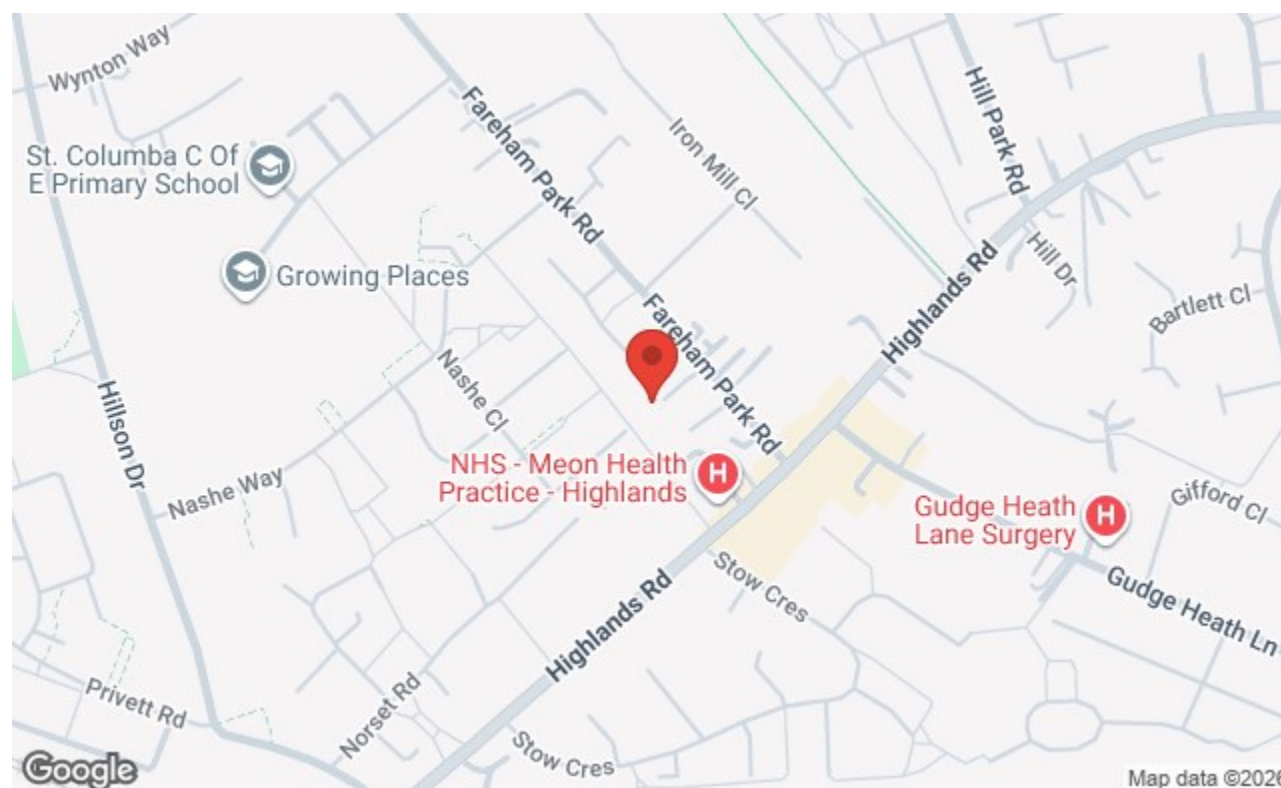
you might initially expect. At the heart of the property is a fantastic open-plan kitchen, dining and living space, offering plenty of room for entertaining and everyday living.

There are three genuinely generous bedrooms, with the principal bedroom benefiting from its own en-suite shower room, while a separate family bathroom serves the remaining bedrooms and guests. There is also additional private storage outside of the main accommodation.

Overall, this is a SUPERB opportunity to purchase a substantial penthouse in a highly convenient Central Fareham location. With over 1,000 sq ft, three excellent bedrooms, two bathrooms and an impressive open-plan living space, an internal viewing is essential to appreciate exactly what is on offer.

Useful Additional Information

Council Tax Band B
Annual Charges: £1800 (£150 Per Month)
Remaining Lease: 106 Years
Allocated Parking: Two Vehicles
Gas Central Heating



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



PROPERTY INFORMATION

KITCHEN/LIVING AREA

26'10 x 19'6 (8.18m x 5.94m)

BEDROOM ONE

17'0 x 15'9 (5.18m x 4.80m)

BEDROOM TWO

16'1 x 14'9 (4.90m x 4.50m)

BEDROOM THREE

14'8 x 13'0 (4.47m x 3.96m)

BATHROOM

EN-SUITE

COUNCIL TAX BAND B

TENURE

Leasehold

Remaining Years on the Lease: 106 Years

Annual Charges Including Insurance & Ground Rent: £1800 Per Annum (£150 Per Month)

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.

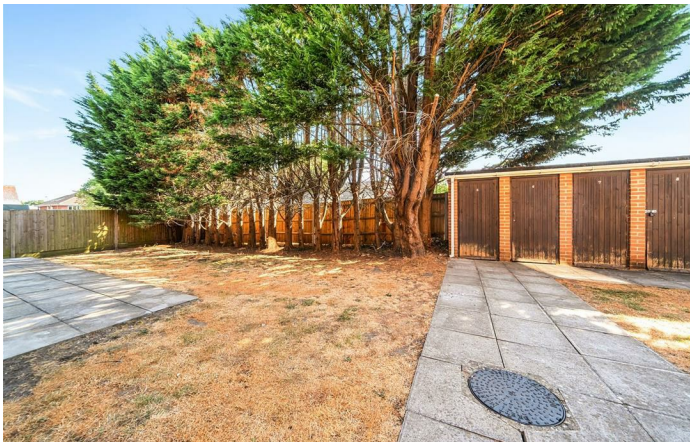
SOLICITORS

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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