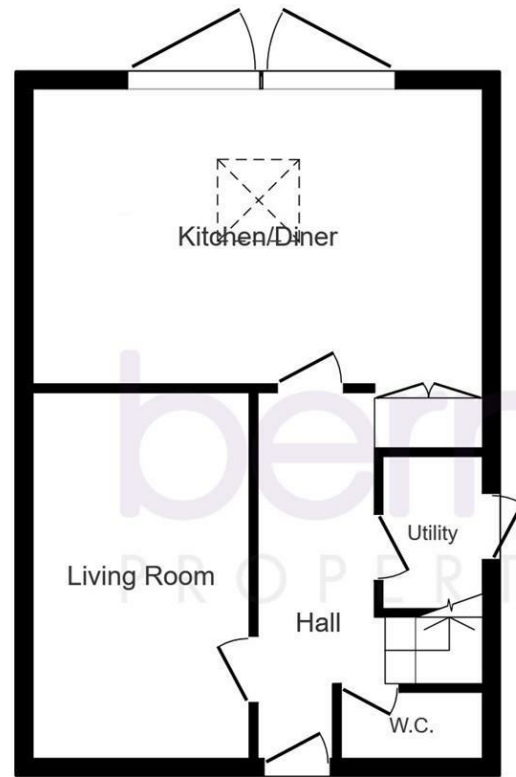


FOR SALE

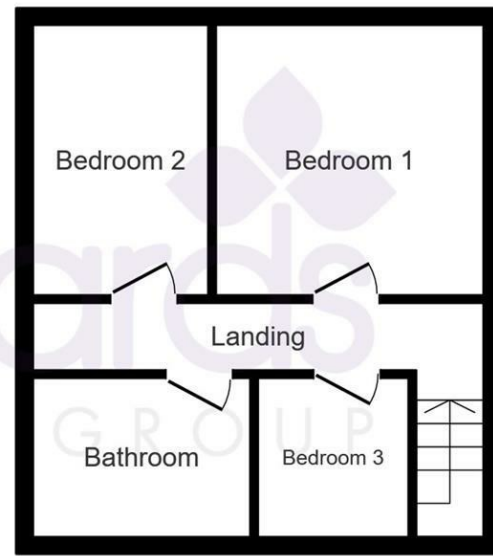
Offers In Excess Of £375,000

Benham Grove, Fareham PO16 9LB

bernards THE ESTATE AGENTS



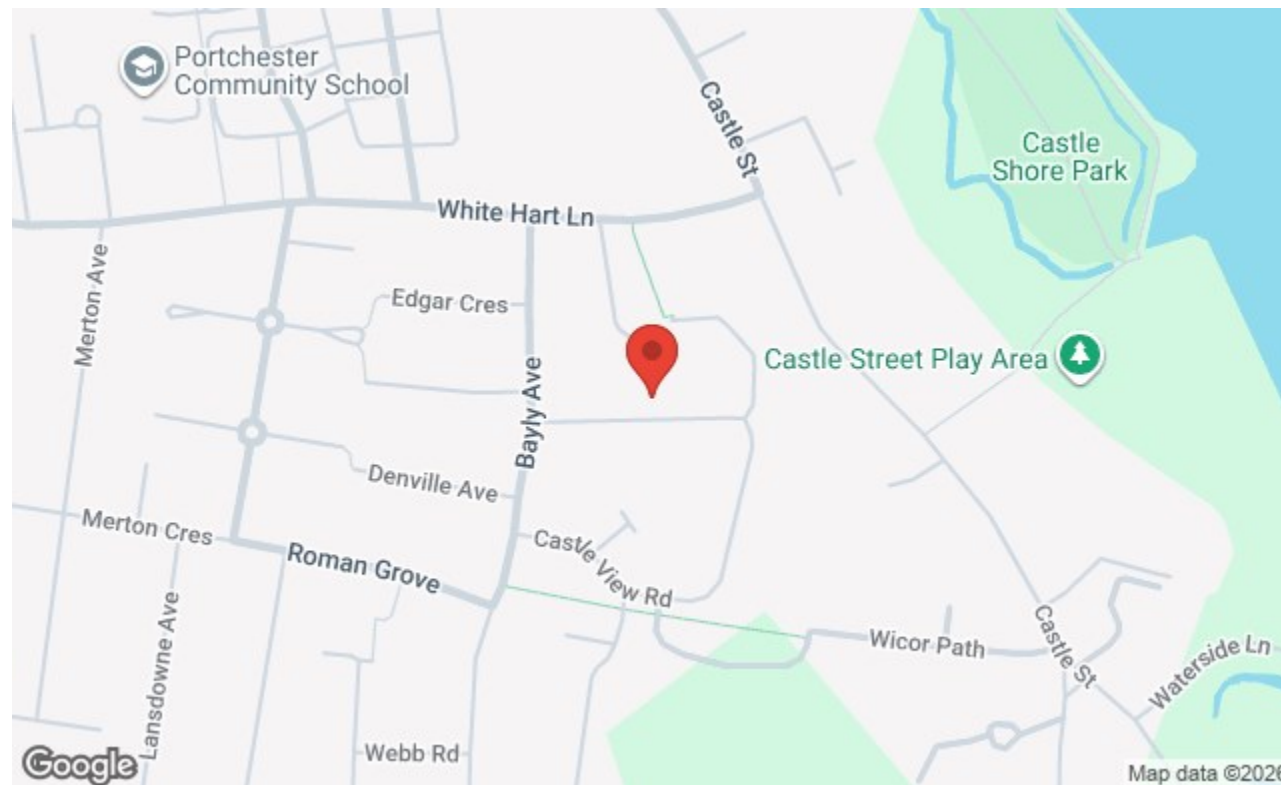
Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

bernards PROPERTY GROUP



3 bedrooms, 1 bathroom, 2 living spaces

HIGHLIGHTS

- EXTENDED THREE BEDROOM CHALET STYLE BUNGALOW
SIGNIFICANTLY IMPROVED THROUGHOUT BY THE CURRENT OWNERS
STUNNING OPEN PLAN KITCHEN / DINING / LIVING SPACE
CONVERTED FIRST FLOOR CREATING THREE EXCELLENT BEDROOMS
EXCELLENT ACCESS TO PORTCHESTER VILLAGE, SCHOOLS & TRANSPORT LINKS
CLOSE TO THE SHORELINE & PORTCHESTER CASTLE MODERN FAMILY BATHROOM
ARTIFICIAL LAWN & DECKED ENTERTAINING AREA
SEPARATE UTILITY SPACE & GROUND FLOOR CLOAKROOM
EARLY VIEWING HIGHLY RECOMMENDED

BEAUTIFULLY EXTENDED THREE BEDROOM CHALET STYLE BUNGALOW IN A SOUGHT-AFTER PORTCHESTER LOCATION

Bernards are delighted to welcome to the market this impressive three bedroom chalet style bungalow, a home that has been significantly improved and thoughtfully extended by the current owners to create a stylish and versatile living space.

Situated within the popular Benham Grove in Portchester, the property enjoys a fantastic position close to the shoreline, Portchester Castle, local schools, transport links and village amenities, making it an ideal choice for families, professionals and downsizers alike.

The standout feature is undoubtedly the stunning open-plan Kitchen/Diner/Living space, a bright and sociable area perfectly suited to modern family life and entertaining. Finished to an excellent standard, this impressive room provides ample space for cooking, dining and relaxing, creating the true heart of the home. Complementing this is a separate living

room, offering a cosy retreat away from the main hub of the property.

The accommodation has been cleverly reconfigured, with a converted first floor now offering three well-proportioned bedrooms and a modern family bathroom. The principal bedroom enjoys a generous footprint, whilst the additional bedrooms provide flexibility for growing families, guest accommodation or those working from home. The quality of finish throughout is evident, creating a home that is ready for its next owners to move straight into and enjoy.

Externally, the rear garden has been designed with low maintenance in mind, featuring artificial lawn and decking areas ideal for relaxing or entertaining. Side access adds further convenience, whilst there remains scope for future owners to enhance the frontage and driveway area if desired.

Offering a superb combination of space, presentation and location, this is a property we expect to generate strong interest from the outset.

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



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



# PROPERTY INFORMATION

## COUNCIL TAX BAND C

### TENURE

Freehold

### 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
	88
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
66	
(54-68) D	
(39-53) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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