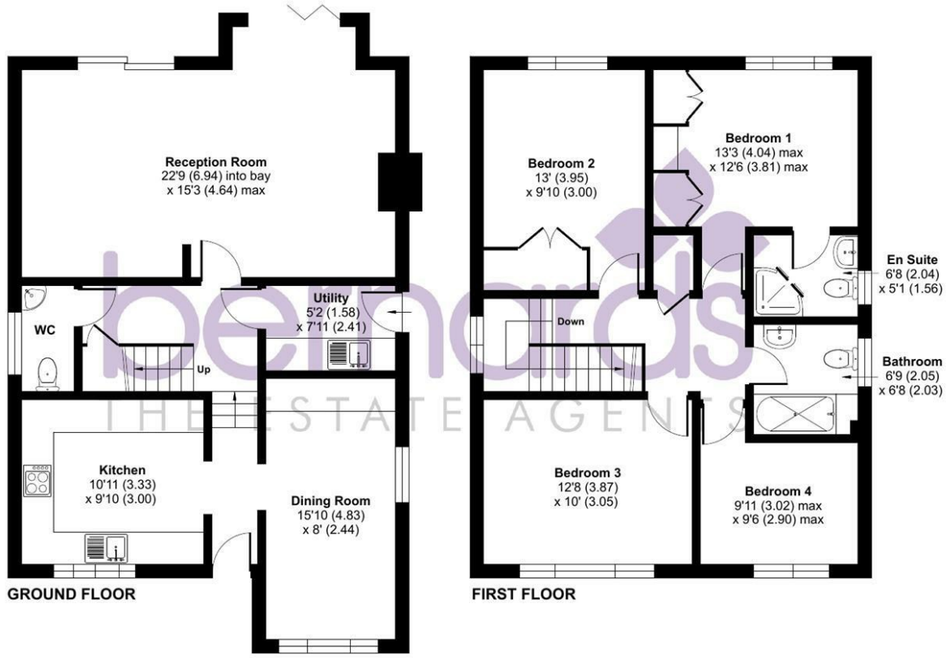
St. Christopher Avenue, Fareham, PO16

Approximate Area = 1424 sq ft / 132.2 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: 1369115

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

FOR SALE

Offers In Excess Of £525,000

St. Christopher Avenue, Fareham PO16 7BY

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4 2 2

HIGHLIGHTS

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- LARGE RECEPTION ROOM
- LOG BURNER
- KITCHEN AND DINING ROOM
- BATHROOM AND EN SUITE
- LOW MAINTENANCE, WEST FACING REAR GARDEN
- UTILITY ROOM
- PARKING FOR MULTIPLE CARS
- WALKING DISTANCE TO HARRISON AND CAMS HILL SCHOOLS

Located in a sought after area of St. Christopher Avenue, Fareham, this charming four-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 1,424 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The inviting log burner adds a touch of warmth and character, making it a delightful space to unwind during the cooler months.

The home features two well-appointed bathrooms, ensuring ample facilities for family living. The low-maintenance, west-facing rear garden is a wonderful outdoor space, perfect for enjoying the afternoon sun or hosting summer gatherings with friends and family. With parking available for up to three vehicles, this property caters well to those with multiple cars or visiting guests.

One of the standout features of this location is its proximity to good local schools, with both Harrison and Cams Hill Schools just a short walk away. This makes it an excellent choice for families seeking a home in a community-oriented area.

In summary, this delightful house on St. Christopher Avenue presents an exceptional opportunity for those looking for a spacious family home in a peaceful setting, with the added benefits of local amenities and schools within easy reach. Don't miss the chance to make this lovely property your own.

Call today to arrange a viewing
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PROPERTY INFORMATION

RECEPTION ROOM
22'9" * 15'2" (6.94 * 4.64)

KITCHEN
10'11" * 9'10" (3.33 * 3.00)

UTILITY ROOM
5'2" * 7'10" (1.58 * 2.41)

DINING ROOM
15'10" * 8'0" (4.83 * 2.44)

BEDROOM ONE
13'3" * 12'5" (4.04 * 3.81)

EN SUITE
6'8" * 5'1" (2.04 * 1.56)

BEDROOM TWO
12'11" * 9'10" (3.95 * 3.00)

BEDROOM THREE
12'8" * 10'0" (3.87 * 3.05)

BEDROOM FOUR
9'10" * 9'6" (3.02 * 2.90)

BATHROOM
6'8" * 6'7" (2.05 * 2.03)

COUNCIL TAX BAND E

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.

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Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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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.

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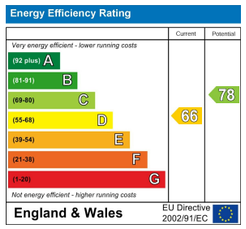

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