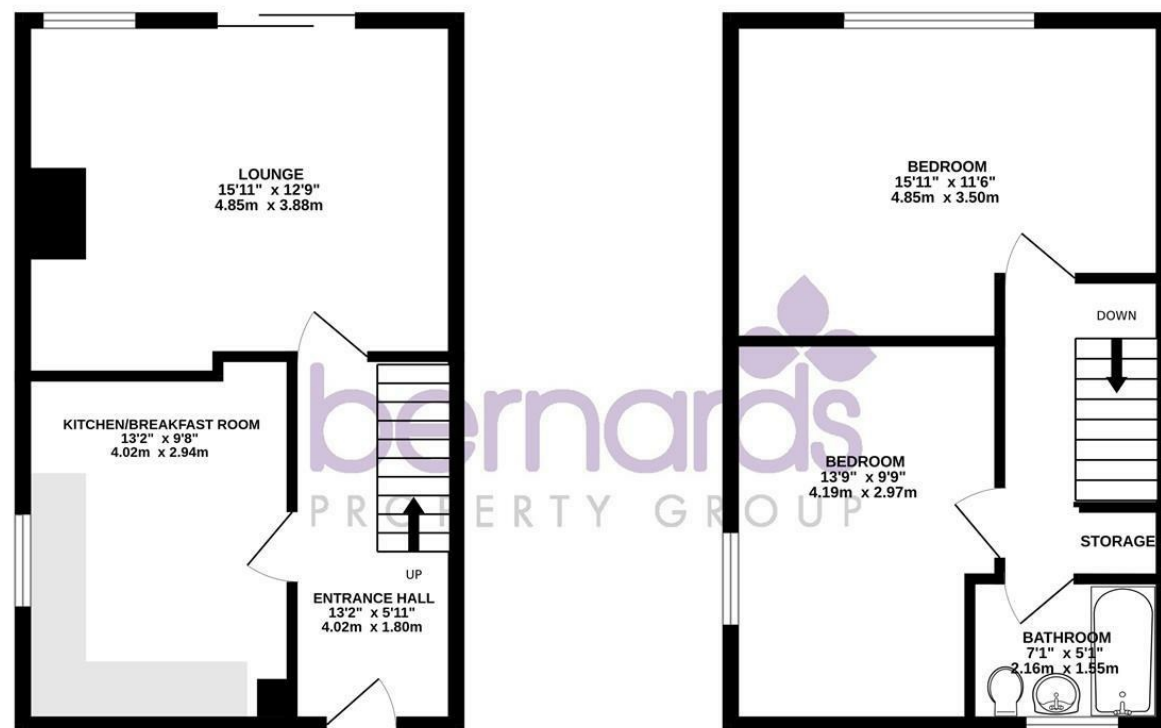
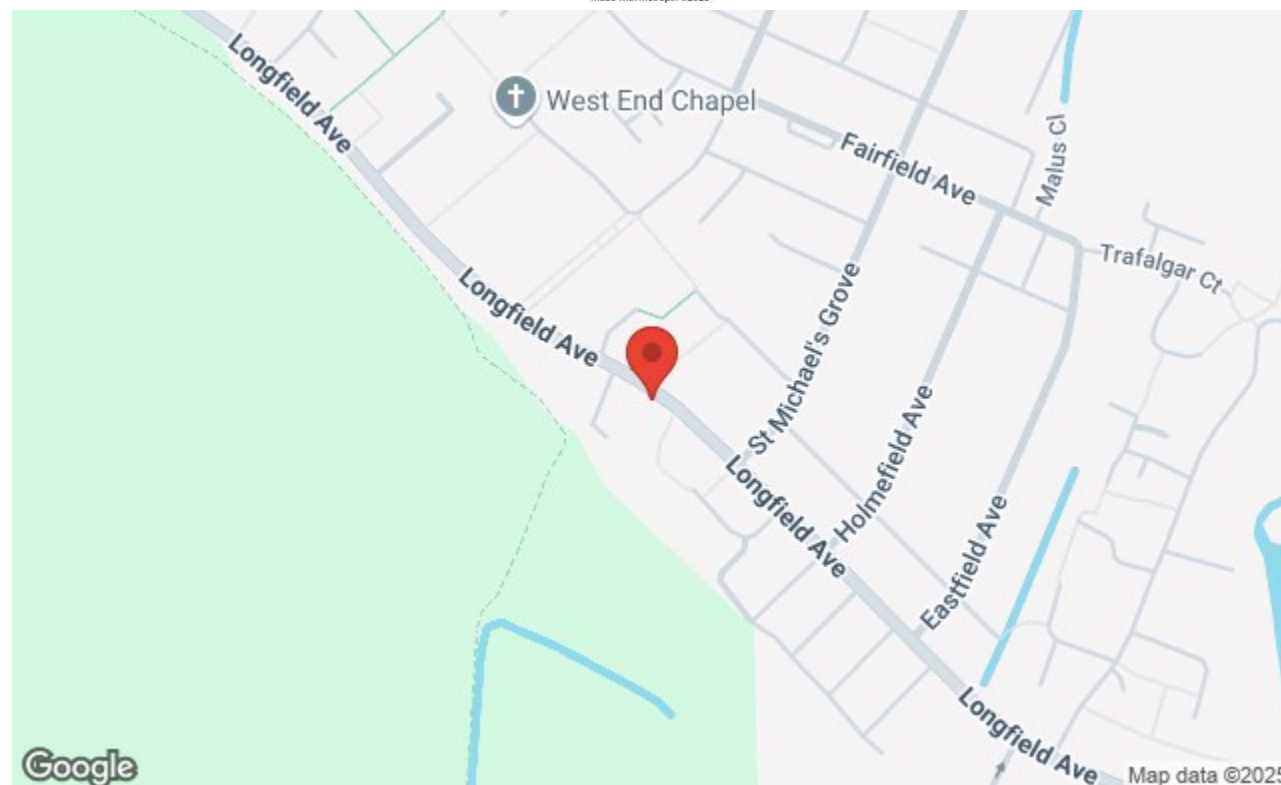


GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500



Asking Price £170,000

Longfield Avenue, Fareham PO14 1BS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ PRIVATE GROUND FLOOR ACCESS
- ❖ OWN REAR GARDEN
- ❖ TWO DOUBLE BEDROOMS
- ❖ 776 SQFT OF SPACE
- ❖ COMMUNAL GARDEN AREAS
- ❖ GENEROUS SIZE KITCHEN
- ❖ LOW MAINTENCE CHARGES
- ❖ COMMUNAL PARKING
- ❖ GREAT INVESTMENT OF FIRST TIME BUYER OPORTUNITY

Set in a convenient residential location, this two-bedroom ground floor maisonette offers a fantastic opportunity for first-time buyers or investors looking to add value. With its own private front door access, the property opens into a welcoming entrance hallway.

To the front, you'll find a spacious kitchen/diner, while to the rear, the lounge features patio doors that lead directly out to a private, enclosed garden, perfect for enjoying some outdoor space.

Upstairs, the home comprises two well-proportioned double bedrooms and a family bathroom.

Although the property would benefit from some cosmetic updating, it presents excellent potential to modernise and make your own.

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



PROPERTY INFORMATION

LOUNGE
15'10" x 12'8" (4.85 x 3.88)

KITCHEN BREAKFAST ROOM
13'2" x 9'7" (4.02 x 2.94)

BEDROOM ONE
15'10" x 11'5" (4.85 x 3.50)

BEDROOM TWO
13'8" x 9'8" (4.19 x 2.97)

BATHROOM
7'1" x 5'1" (2.16 x 1.55)

LEASE HOLD INFORMATION
Leasehold Information - This information is not to be relied upon, any purchaser must check the leasehold information via their solicitor.

Length of lease - circa 93 years remaining
Service charge - £50 a month
Ground Rent - £0

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 for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVALS 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.

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



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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