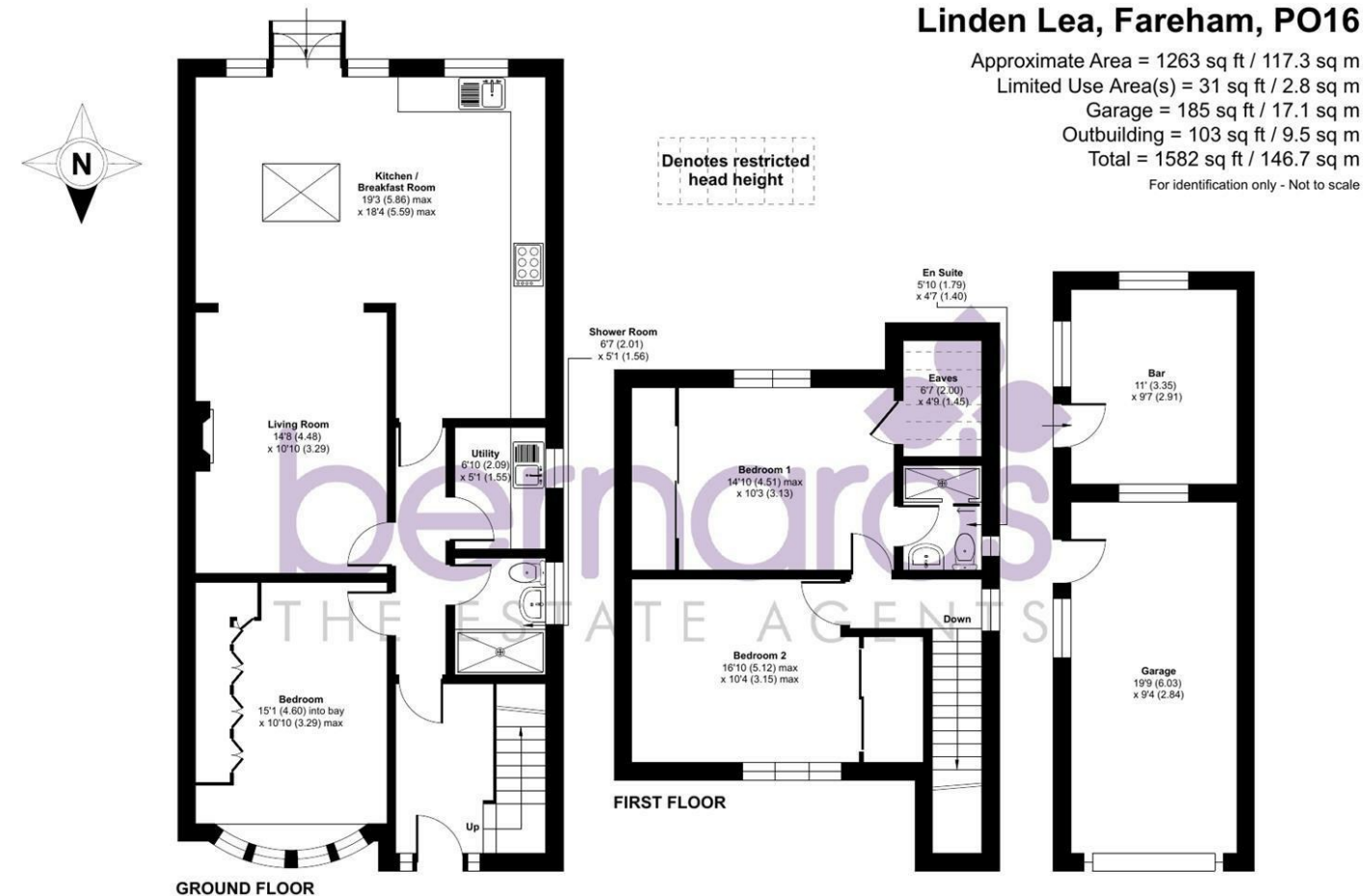
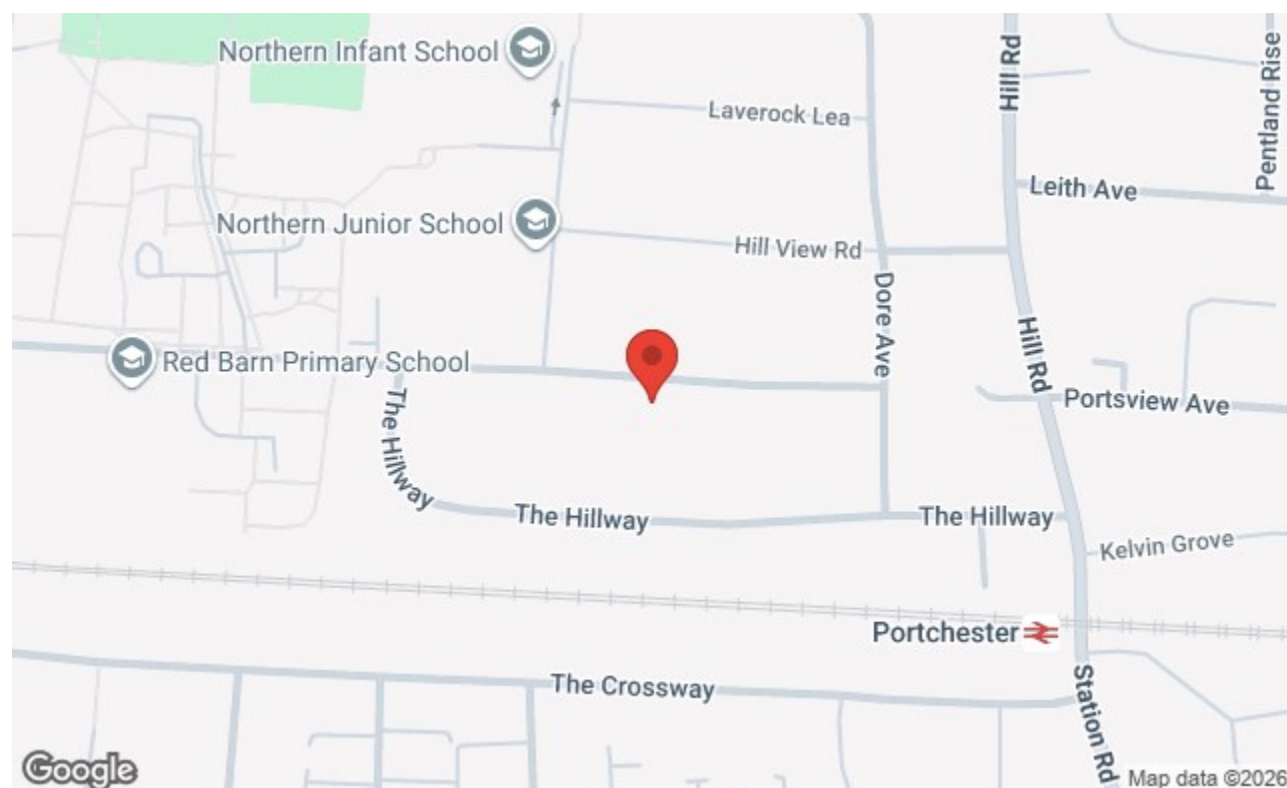




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1450466



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Guide Price £425,000

Linden Lea, Fareham PO16 8DD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- EXTENDED SEMI-DETACHED CHALET BUNGALOW
- OVER 1,500 SQ FT OF ACCOMMODATION
- IMPRESSIVE 18FT+ KITCHEN / DINING ROOM
- THREE DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- EN-SUITE TO PRINCIPAL BEDROOM
- BAY-FRONTED GROUND FLOOR BEDROOM
- GROUND FLOOR SHOWER ROOM & UTILITY SPACE
- SOUTH FACING REAR GARDEN
- STYLISHLY UPDATED THROUGHOUT
- SOUGHT-AFTER PORTCHESTER LOCATION

EXTENDED & BEAUTIFULLY RECONFIGURED CHALET BUNGALOW | 1,500+ SQ FT | SOUTH-FACING GARDEN | GARAGE & OUTBUILDING

Bernards are delighted to present to the market this exceptionally well-designed and extended semi-detached chalet bungalow, situated within the highly sought-after Linden Lea, Portchester. Offering over 1,500 sq ft of versatile accommodation, this property has been thoughtfully opened up and upgraded to create a home that perfectly balances modern open-plan living with flexible bedroom space.

The standout feature is the impressive rear kitchen / dining room, spanning the width of the property and measuring over 18ft, creating a true hub of the home—ideal for entertaining and family living, with a natural connection to the garden.

The ground floor offers a separate living room, a generous double bedroom with bay window, a modern shower room, and a useful utility space—ideal for flexible or multi-generational living.

Upstairs, there are two further excellent double bedrooms, including a spacious principal bedroom with en-suite, alongside additional eaves storage—perfect for families, guests, or working from home.

Externally, the South-facing rear garden provides a fantastic sun trap, complemented by two outbuildings. The garage offers practical storage, whilst the second—currently a bar/entertaining space—adds a real lifestyle element, with clear potential for a home office, gym, or studio.

Further benefits include brand new flooring and carpets throughout, with minor finishing touches still to be completed over the coming weeks.

Positioned in a popular residential setting, the property offers excellent access to Portchester village, transport links, local schools, and coastal walks.

Early viewing is strongly advised.

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



PROPERTY INFORMATION

FAMILY ROOM/BEDROOM THREE

15'1" x 10'9" (4.60 x 3.29)

LIVING ROOM

14'8" x 10'9" (4.48 x 3.29)

SHOWER ROOM

6'7" x 5'1" (2.01 x 1.56)

UTILITY ROOM

6'10" x 5'1" (2.09 x 1.55)

KITCHEN/BREAKFAST ROOM

19'2" x 18'4" (5.86 x 5.59)

BEDROOM ONE

14'9" x 10'3" (4.51 x 3.13)

ENSUITE

5'10" x 4'7" (1.79 x 1.40)

BEDROOM TWO

16'9" x 10'4" (5.12 x 3.15)

BAR

10'11" x 9'6" (3.35 x 2.91)

GARAGE

19'9" x 9'3" (6.03 x 2.84)

COUNCIL TAX BAND D

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.

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.

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!

TENURE

Freehold

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.



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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