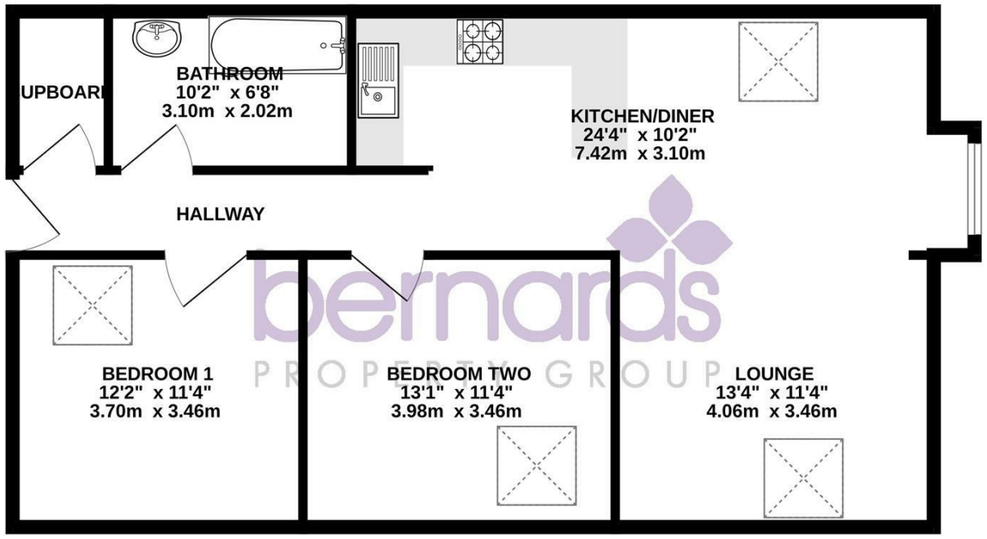
GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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.
Made with Metropix ©2026



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

FOR SALE

Guide Price £180,000

Paxton Road, Fareham PO14 1FH

bernards THE ESTATE AGENTS



2 | 1 | 1

HIGHLIGHTS

- TOP FLOOR TWO BEDROOM APARTMENT
- OVER 838 SQ FT OF ACCOMMODATION
- IMPRESSIVE 24FT KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- ALLOCATED OFF-ROAD PARKING SPACE
- APPROX. 103 YEARS REMAINING ON THE LEASE
- WALKING DISTANCE TO FAREHAM TRAIN STATION
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SOLD WITH NO ONWARD CHAIN
- EASY ACCESS TO FAREHAM TOWN CENTRE & COMMUTER LINKS

SPACIOUS TOP FLOOR APARTMENT – OVER 830 SQ FT – NO ONWARD CHAIN – WALKING DISTANCE TO FAREHAM TRAIN STATION & TOWN CENTRE

Bernards are delighted to welcome to the market this spacious two bedroom top floor apartment, offered with NO ONWARD CHAIN and VACANT POSSESSION, presenting an excellent opportunity for first-time buyers, investors and those looking for a convenient town centre lifestyle.

Offering an impressive 838 sq ft of accommodation, this well-proportioned apartment is perfectly positioned within easy walking distance of Fareham Train Station and Fareham Town Centre, combining generous room sizes, practical living space and excellent commuter links.

Upon entering the property, a welcoming entrance hallway provides access to all principal rooms along with a useful storage cupboard. The heart of the home is undoubtedly the impressive 24ft open-plan Kitchen/Diner/Living Room, offering a fantastic social space with plenty of room for cooking, dining and relaxing. Filled with natural light and offering excellent flexibility for modern living, this room is perfectly suited to both everyday life and entertaining guests.

Both bedrooms are genuine doubles, providing comfortable accommodation and excellent versatility whether utilised as bedrooms, guest rooms or home office space. The bathroom is well-appointed and serves the apartment perfectly.

Further benefits include an allocated off-road parking space, gas central heating, double glazing throughout and a lease with approximately 103 years remaining, making this an attractive proposition for both owner occupiers and investors alike.

Being sold with VACANT POSSESSION and NO ONWARD CHAIN, buyers can enjoy a straightforward purchase and move quickly, subject to the usual conveyancing process.

Useful Additional Information

- Lease Length: Approx. 103 Years Remaining (125 Years from March 2004)
- Service Charge: Approx. £1,500 Per Annum
- Ground Rent: Approx. £200 Per Annum

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

PROPERTY INFORMATION

KITCHEN/DINER
24'4" x 10'2" (7.42 x 3.10)

LOUNGE
13'3" x 10'0" (4.06 x 3.06)

BEDROOM ONE
12'1" x 11'4" (3.70 x 3.46)

BEDROOM TWO
13'0" x 10'11" (3.98 x 3.34)

BATHROOM
10'2" x 6'7" (3.10 x 2.02)

COUNCIL TAX BAND B

TENURE
Leasehold
125 years lease, 103 years remaining
service charge £1500.00 per year
Ground Rent £200 per year

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

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.









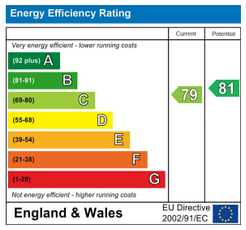












Scan here to see all our properties for sale and rent

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