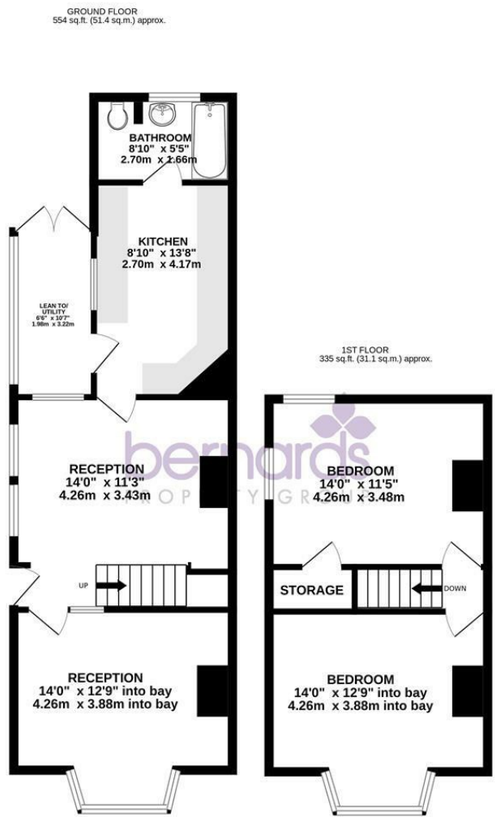
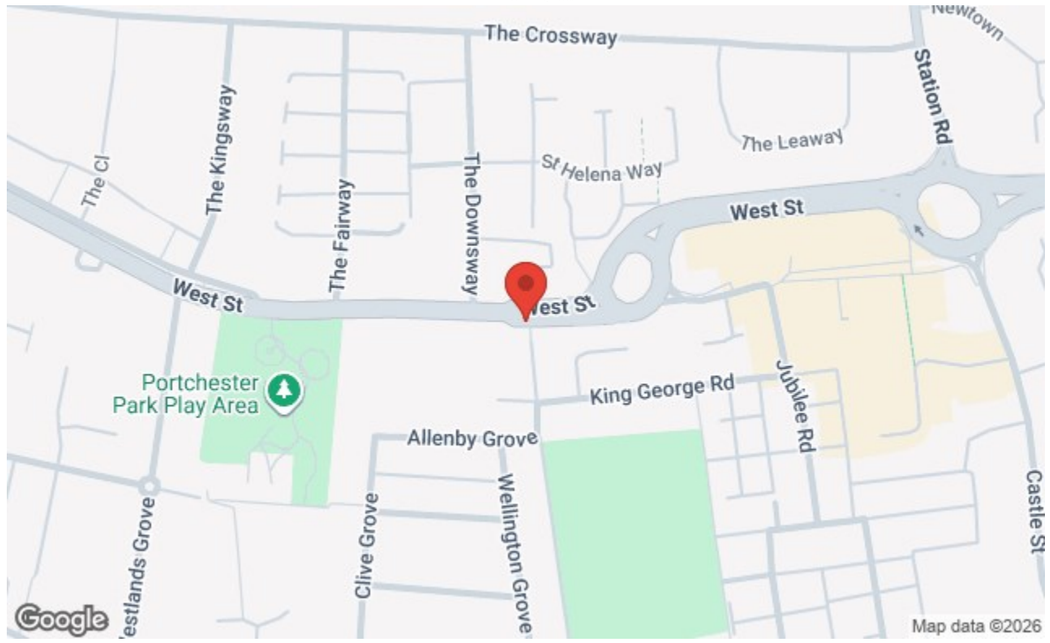




79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Price Guide £325,000

West Street, Fareham PO16 9XE

bernards
THE ESTATE AGENTS



2 1 2

HIGHLIGHTS

- SUBSTANTIAL TWO DOUBLE BEDROOM PROPERTY
- APPROXIMATELY 889 SQ FT OF ACCOMMODATION
- TWO LARGE SEPARATE RECEPTION ROOMS
- BAY-FRONTED MAIN RECEPTION
- GENEROUS SEPARATE KITCHEN WITH UTILITY AREA
- GROUND-FLOOR BATHROOM
- NO ONWARD CHAIN !
- TWO EXCELLENT DOUBLE BEDROOMS
- HEART OF PORTCHESTER LOCATION
- CLOSE TO TOWN CENTRE & MAINLINE RAILWAY STATION

A SPACIOUS TWO DOUBLE BEDROOM HOME IN THE HEART OF PORTCHESTER –
APPROX. 889 SQ FEET & TWO LARGE RECEPTION ROOMS & NO ONWARD CHAIN !

Bernards are delighted to offer to the market this substantial two double bedroom property, ideally positioned on West Street in the heart of Portchester, offering generous accommodation alongside fantastic access to the Town Centre and mainline railway station.

Location is another major selling point. West Street is ideally positioned for Portchester Town Centre, with shops, cafés and everyday amenities close at hand, while Portchester Railway Station is also within easy reach, providing excellent mainline connections and access into London in approximately 1 hour 30 minutes. Portchester Castle, the waterfront and excellent road links towards Portsmouth, Fareham and Southampton are also readily accessible via nearby M27 & A27.

Providing approximately 889 sq ft of accommodation, the property is considerably larger than you may initially expect and would make a fantastic purchase for first-time buyers, professionals, couples or investors.

The ground floor retains a traditional and incredibly practical layout, beginning with an impressive bay-fronted reception room, providing a fantastic main living space. A second equally generous reception room offers plenty of room for a dedicated dining area, additional sitting room or entertaining space.

To the rear is a separate kitchen, with access into a useful lean-to/utility area, while the accommodation is completed by a ground-floor bathroom.

Upstairs, the generous proportions continue with two excellent double bedrooms. Both span the width of the property, with the principal bedroom also benefiting from a bay window, while additional built-in storage can be found from the landing.

For buyers wanting genuine space, a traditional layout and an exceptionally convenient Portchester location, this property represents a fantastic opportunity.

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

PROPERTY INFORMATION

KITCHEN

LIVING ROOM

DINING ROOM

LEAN -TO/UTILITY ROOM

BATHROOM

BEDROOM ONE

BEDROOM TWO

COUNCIL TAX BAND
Council Tax Band C

TENURE
Freehold

ANTI-MONEY LAUNDERING
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, have the authority to make or give any representation or warranty whatsoever in relation to this property.









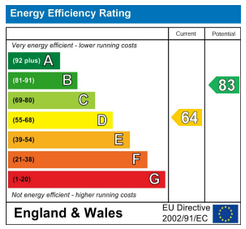












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