

Offers In Excess Of £140,000

Leith Avenue, Fareham PO16 8HS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ ONE BEDROOM
- ❖ MAISONETTE
- ❖ ALLOCATED PARKING
- ❖ MODERN OPEN PLAN LIVING
- ❖ GENEROUS SIZED BEDROOM
- ❖ SHOWER ROOM
- ❖ OUTSIDE SPACE
- ❖ PORTCHESTER VILLAGE
- ❖ WALKING DISTANCE TO AMENITIES AND TRAIN STATION

Offered to the market with no forward chain, this beautifully presented one-bedroom first-floor maisonette is perfect for first-time buyers, investors, or those looking to downsize.

Recently benefiting from a lease extension, the property is accessed via its own private front door, leading into a handy entrance hall—ideal for storing coats and shoes. Stairs rise to a bright and modern open-plan living space, which includes a well-equipped kitchen, a spacious lounge area, and plenty of natural light throughout with views

The maisonette also features a good-sized double bedroom, a contemporary shower room, and access to a private outside seating area—perfect for a table, chairs, and enjoying some fresh air. Pets are permitted, adding to the flexibility of this stylish home.

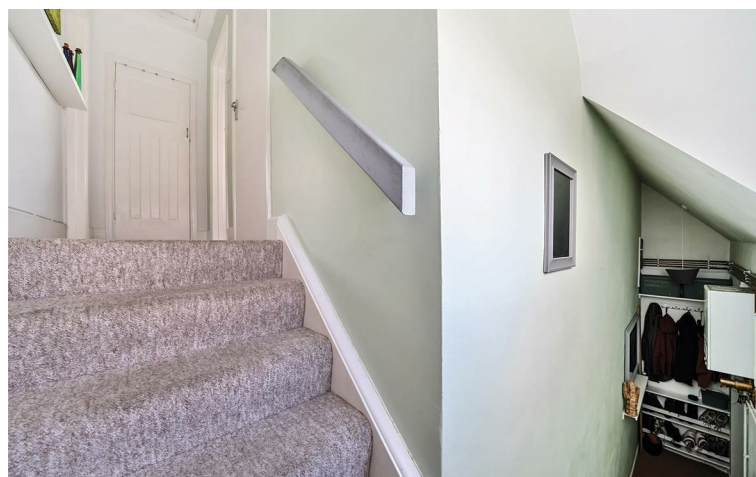
Additional benefits include allocated parking to the rear and a quiet, residential location with excellent local amenities, bus routes and a train station nearby.

A fantastic opportunity not to be missed—contact us today to arrange a viewing!

Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## KITCHEN/LOUNGE

17'1" x 15'5" (5.22 x 4.72)

## BEDROOM 1

15'1" x 10'7" (4.61 x 3.24)

## SHOWER ROOM

6'2" x 5'6" (1.89 x 1.69)

## Lease Information

Lease length: 153 Years

Service Charge: £1,440 per annum

Ground Rent: £100 Per annum

## LOCATION

Leith Avenue is located in the peaceful suburb of Portchester, near Fareham in Hampshire. Just a short distance from Portsmouth on the South Coast, the area offers a blend of coastal charm and commuter convenience. It's well connected via Portchester train station and the nearby M27, making travel to Portsmouth, Southampton, and London straightforward. The neighbourhood features a mix of family homes, scenic harbour views, and proximity to green spaces like Portsdown Hill and Portchester Castle. With local shops, good schools, low crime, and a strong sense of community, Leith Avenue offers a well-rounded lifestyle in a desirable residential setting.

## Council Tax Band A

2025/2026 - £1,443.03 per annum

## 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!

## 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.

## 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.

## 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.

## 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



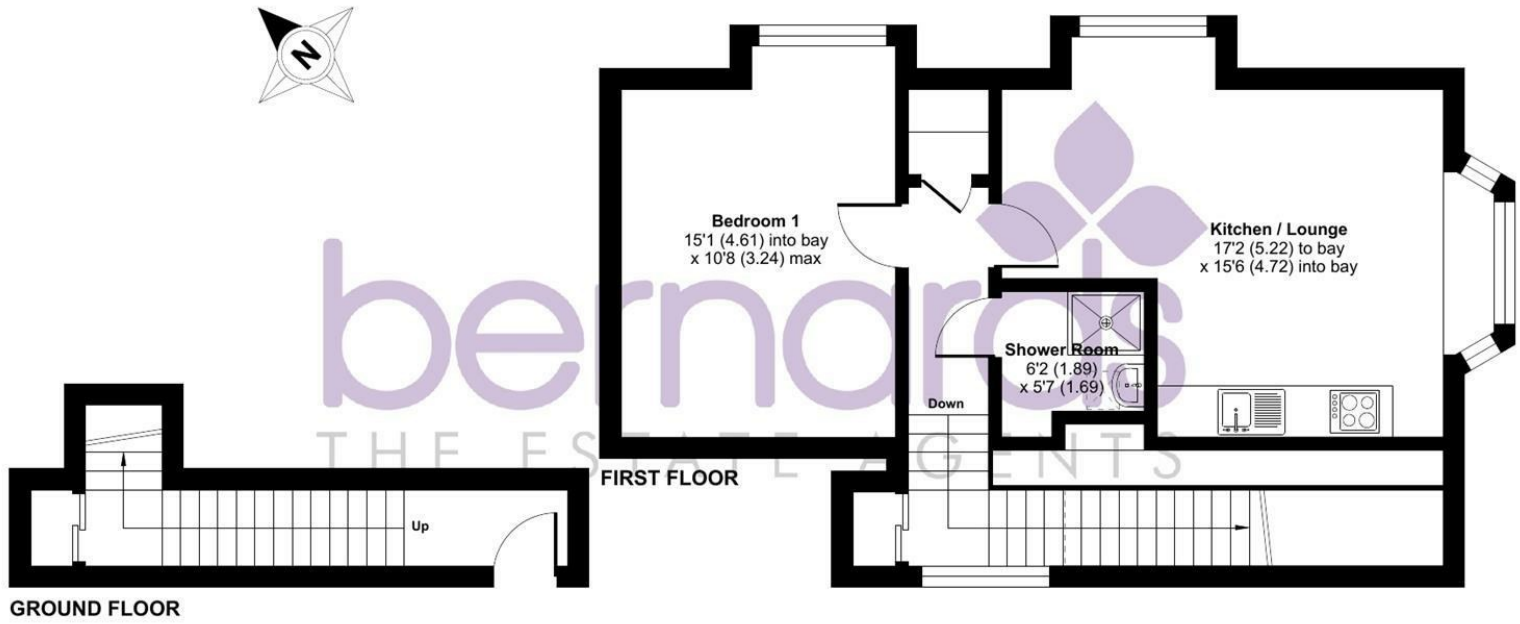
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



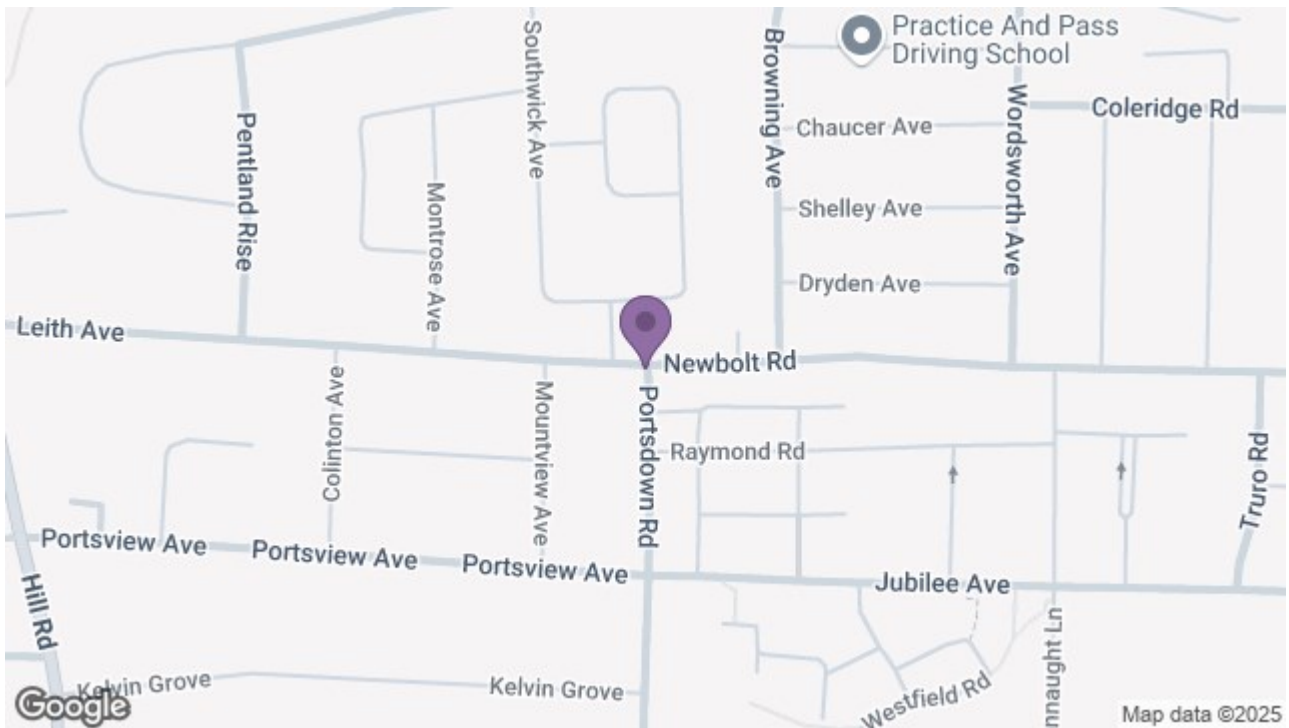
# Leith Avenue, Fareham, PO16

Approximate Area = 642 sq ft / 59.6 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1325474



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