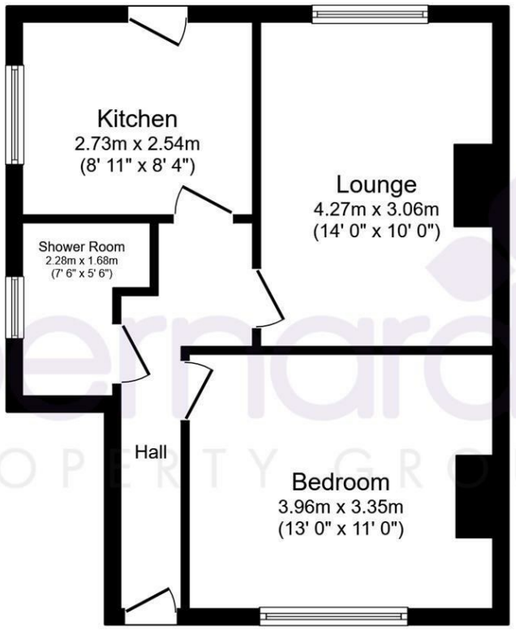

Ground Floor

Total floor area: 42.3 sq.m. (455 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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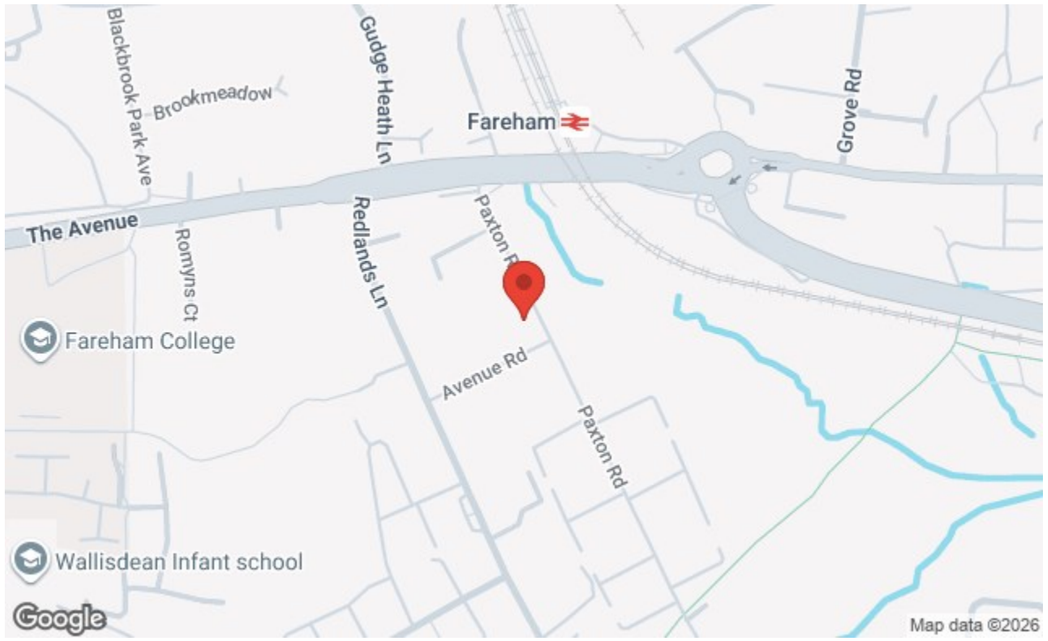

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t: 01329756500

FOR SALE

Price Guide £160,000

Paxton Road, Fareham PO14 1AB

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HIGHLIGHTS

- ONE BEDROOM GROUND FLOOR GARDEN FLAT
- PRIVATE FRONT & REAR GARDENS
- OWN PRIVATE ENTRANCE
- SHARE OF THE FREEHOLD
- NO MONTHLY SERVICE OR MAINTENANCE CHARGES
- OVER 118 YEARS REMAINING ON THE LEASE
- FITTED KITCHEN WITH GARDEN ACCESS
- WALKING DISTANCE TO FAREHAM TOWN CENTRE & MAINLINE TRAIN STATION
- IDEAL FIRST-TIME BUY, DOWNSIZE OR INVESTMENT PURCHASE
- DIRECT RAIL LINKS TO LONDON IN UNDER 1 HOUR 45 MINUTES

SPACIOUS GROUND FLOOR GARDEN FLAT WITH PRIVATE FRONT & REAR GARDENS – SHARE OF FREEHOLD – CENTRAL FAREHAM LOCATION !

Bernards are delighted to present this deceptively spacious one-bedroom ground floor garden flat to the sales market, perfectly positioned in the heart of Fareham. Offering the rare combination of a private entrance, front and rear gardens, and a share of the freehold with no monthly service or maintenance charges, this property represents an outstanding opportunity for first-time buyers, commuters, downsizes or investors alike.

Situated just a short stroll from Fareham town centre and Fareham's mainline railway station, this location is ideal for commuters, with direct services to London in under 1 hour 45 minutes. A wide range of shops, cafés, restaurants and everyday amenities are all within easy walking distance, making this a superb place

Set entirely on one level and occupying the whole of the ground floor, the accommodation is both practical and well-proportioned. A private front door opens into a welcoming entrance hall, providing access to every room. To the front of the property is an impressive double bedroom, while to the rear you'll find a comfortable lounge overlooking the garden, creating a peaceful space to relax. The fitted kitchen sits adjacent to the lounge and benefits from direct access to the rear garden, while the modern shower room completes the accommodation.

Outside is where this property really stands apart. The enclosed rear garden offers a fantastic private outdoor space, mainly laid to patio for low-maintenance enjoyment, with a useful storage shed included. There is also a private front garden, giving the property an attractive kerb appeal and a true sense of independence rarely found with apartment living.

The property is offered with a share of the freehold and a lease with over 118 years remaining, meaning there are no monthly service or maintenance charges, helping to keep ongoing ownership costs to a minimum.

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

PROPERTY INFORMATION

LOUNGE
14'0" x 10'0" (4.27 x 3.06)

KITCHEN
8'11" x 8'3" (2.73 x 2.54)

BEDROOM
12'11" x 10'11" (3.96 x 3.35)

SHOWER ROOM
7'5" x 5'6" (2.28 x 1.68)

TENURE
Leasehold

COUNCIL TAX BAND A

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.
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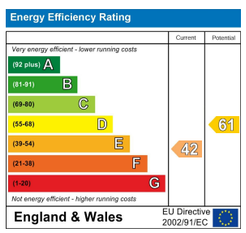

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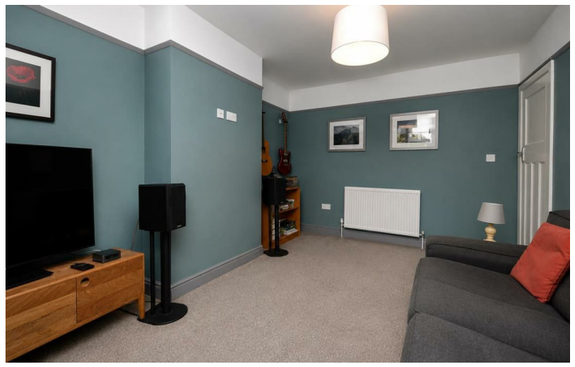

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