

Offers In Excess Of £650,000

East Street, Fareham PO16 0FA



HIGHLIGHTS

- GRADE II LISTED GEORGIAN BUILDING
- EXCLUSIVE GATED DEVELOPMENT
- GROUND FLOOR APARTMENT WITH GARDEN
- PRIVATE ENTRANCE
- THREE DOUBLE BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- UNMATCHED LIVING SPACE
- PERIOD FEATURES THROUGHOUT
- TWO ALLOCATED PARKING SPACES
- TOWN CENTRE LOCATION

An exceptional opportunity to acquire an elegant ground floor apartment set within this impressive Grade II listed Georgian building, thoughtfully converted into an exclusive gated development of just seven residences, ideally positioned in the heart of Fareham town centre.

The apartment is accessed via its own private entrance, providing a rare level of privacy and independence for a property of this nature. A welcoming entrance hall leads through to a beautifully proportioned living room, featuring a striking bay window with three traditional sash windows that allow an abundance of natural light to fill the space.

The accommodation is well arranged and includes a stylish modern fitted kitchen, three generous double bedrooms, a contemporary en-suite shower room to the principal bedroom and a well-appointed family bathroom.

A particular highlight of the property is its private garden, offering an attractive and peaceful outdoor space ideal for relaxing or entertaining — a rare and highly desirable

feature for a town centre apartment.

A wealth of period character has been carefully retained throughout the apartment, including sash windows, decorative coving and skirting boards, all seamlessly complemented by high-quality modern finishes to create a home of both charm and comfort.

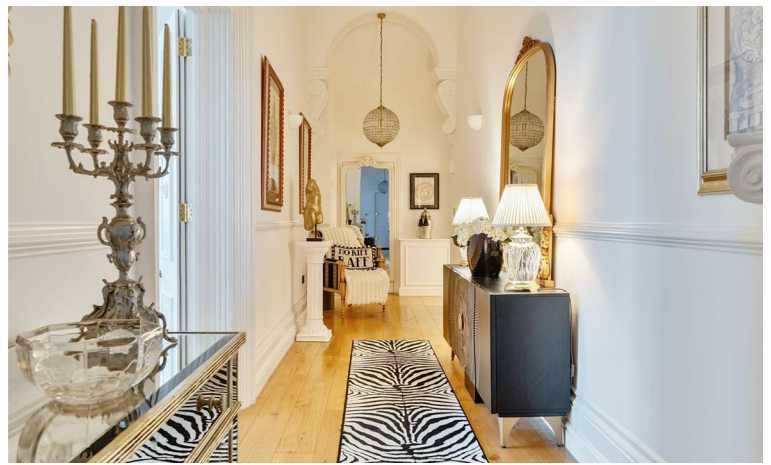
Further benefits include two allocated parking spaces, a secure gated entrance to the development, a video entry intercom system and a communal bin store, offering convenience, security and peace of mind.

Combining historic elegance with modern living, this attractive ground floor apartment represents a rare and highly desirable offering within one of Fareham's most distinguished period buildings.

Call today to arrange a viewing
01329756500

www.bernardsea.co.uk





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PROPERTY INFORMATION

Kitchen/Living room

37'4" x 29'7" (11.39 x 9.04)

Bedroom 1

17'0" x 15'10" (5.20 x 4.83)

Ensuite

9'10" x 4'9" (3.00 x 1.45)

Bedroom 2

Family Bathroom

7'11" x 5'10" (2.43 x 1.78)

Bedroom 3

11'7" x 10'11" (3.55 x 3.35)

LOCATION

Wykeham Place is ideally located on East Street which runs from the Delme Roundabout to the junction of The High Street and West Street. It is just a few minutes drive from Junction 11 of the M27 Motorway. Fareham Mainline train station is just 0.9 miles to the west and the bus/ coach station is only a few minutes walk as is Fareham Town Centre. Port Solent with its many shops, bars and restaurants is popular with Fareham residents and is just 4.2 miles to the east. Gunwharf Quays in nearby Portsmouth is fast becoming the leading leisure and pleasure destination on the South Coast. Both private and public schools can be found nearby in abundance as can dentists, doctors, gymnasiums and golf clubs. The nearby Cams Hall Estate boasts excellent opportunities to businesses together with a superb 27 hole golf course.

Lease Information

Lease Length : 250 years from 2019

Service Charge : £2000.00 p/a

Estate Charge : The property contributes £368.00 per annum to the cost of maintaining the private estate.

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

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/Conveyancing

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 conveyance 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.

Offer Check Procedure

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

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.

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



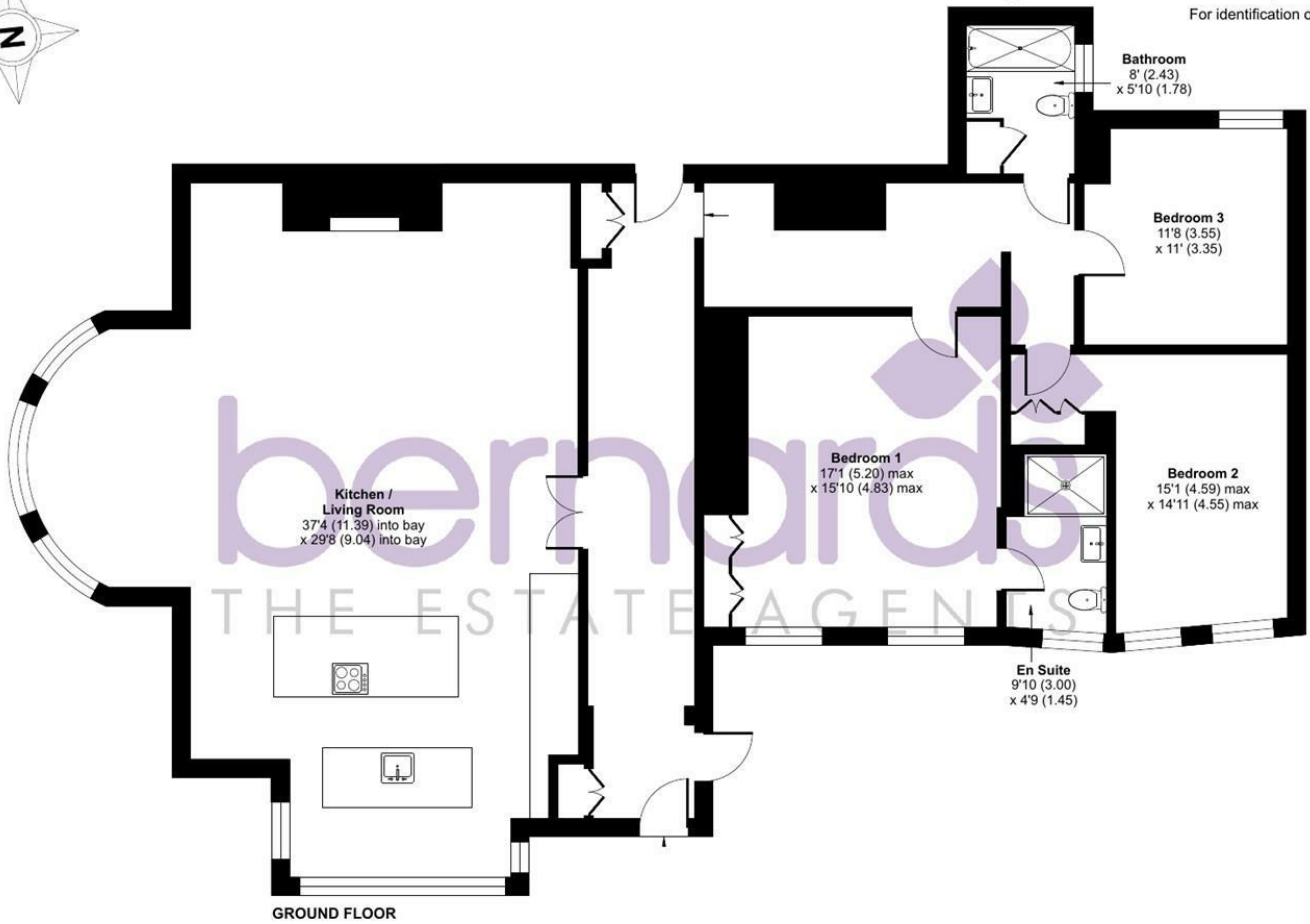
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 49 | 49 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



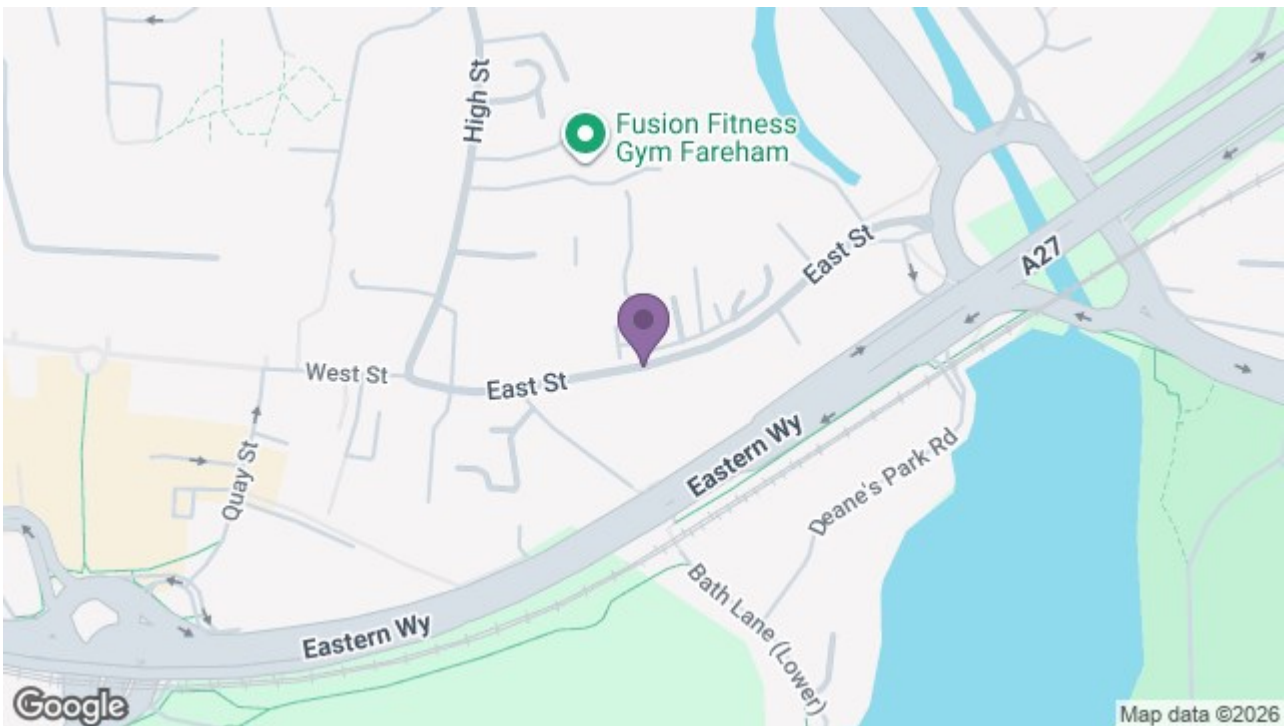
Wykeham Place, Fareham, PO16

Approximate Area = 1903 sq ft / 176.7 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). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1396426



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