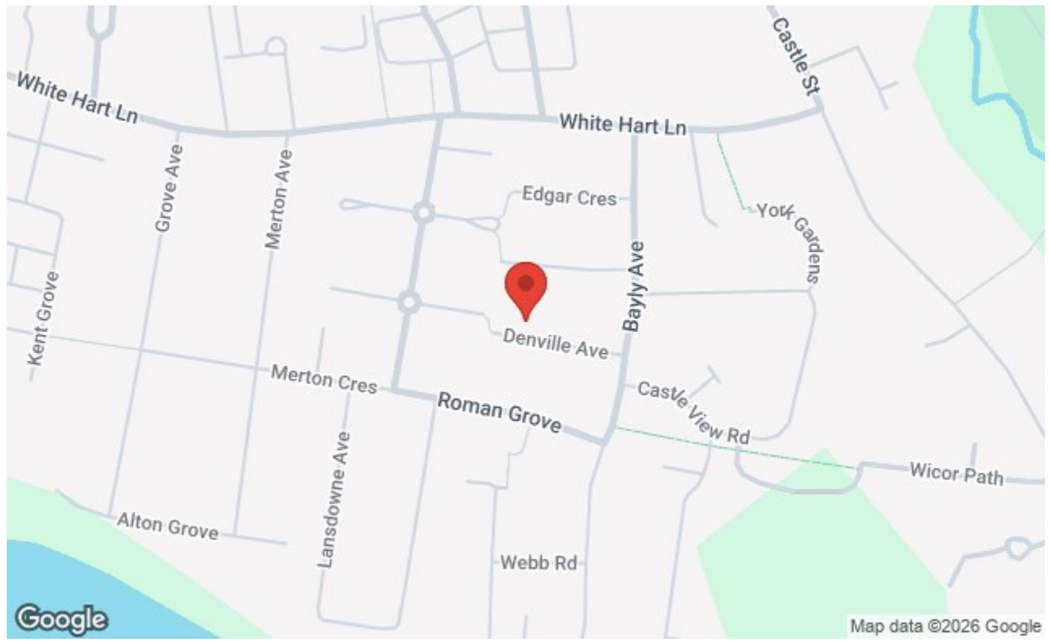


Total floor area: 109.7 sq.m. (1,181 sq.ft.)

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

bernards PROPERTY GROUP



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

FOR SALE

Price Guide £425,000

Denville Avenue, Fareham PO16 9LE

bernards THE ESTATE AGENTS



4 2 1

HIGHLIGHTS

- STUNNING EXTENDED FOUR-BEDROOM CHALET BUNGALOW
- IMPRESSIVE 30FT OPEN-PLAN KITCHEN / LIVING / DINING SPACE
- IMPRESSIVE 1,181 SQ FT OF VERSATILE ACCOMMODATION
- BEAUTIFULLY MODERNISED & UPGRADED THROUGHOUT
- CONTEMPORARY WET ROOM & STYLISH FAMILY BATHROOM
- GENEROUS OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- TWO GROUND-FLOOR BEDROOMS & TWO FIRST-FLOOR BEDROOMS
- EXCELLENT COMMUTER LINKS VIA PORTCHESTER STATION & NEARBY M27
- UNDERFLOOR HEATING TWIN ZONE + NEW ELECTRICS THROUGHOUT !
- EASY ACCESS TO PORTSMOUTH, FAREHAM & SURROUNDING AREAS

PRICE GUIDE £425,000 - £450,000

A STUNNING EXTENDED FOUR-BEDROOM CHALET BUNGALOW – COMPLETELY RENOVATED THROUGHOUT & NO ONWARD CHAIN !

Bernards are delighted to offer to the market this beautifully presented and substantially extended four-bedroom chalet bungalow, ideally positioned on the popular Denville Avenue in Portchester, close to the shoreline, excellent transport links and local amenities. Offered with NO ONWARD CHAIN & VACANT POSSESSION, the property is ideal for buyers looking for a straightforward purchase.

Having undergone an extensive renovation and modernisation programme, the property offers an impressive 1,181 sq ft of versatile accommodation. Improvements include new electrics, new windows and a new central heating system with underfloor heating controlled across two separate zones.

The real heart of the home is the fantastic 30ft open-plan kitchen, living and dining room. Extended to the rear, this impressive space features two skylights flooding the room with natural light, while bi-fold doors open directly onto the rear garden, creating a fantastic indoor/outdoor entertaining space.

The ground floor also offers two bedrooms, one currently used as a home office, alongside a contemporary wet room and separate utility room. Upstairs are a further two generous bedrooms and a beautifully finished family bathroom.

Outside, the rear garden has been improved with a newly laid patio, with a lawned area due to be completed. There is also a useful garden shed, while the front provides ample off-road driveway parking.

Denville Avenue is ideally placed for Portchester shoreline and its stunning walks around Portchester Castle, alongside local shops, schools and amenities. Portchester mainline railway station provides excellent connections to Portsmouth, Southampton and London.

Combining four-bedroom versatility, a complete renovation, fantastic open-plan living and a sought-after Portchester location.

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

PROPERTY INFORMATION

KITCHEN/LIVING/DINING - OPEN PLAN
30'9 x 18'4 (9.37m x 5.59m)

OFFICE/GROUND FLOOR BEDROOM
7'11 x 7'6 (2.41m x 2.29m)

GROUND FLOOR - WET ROOM
7'4 x 4'10 (2.24m x 1.47m)

GROUND FLOOR FRONT BEDROOM
11'5 x 9'10 (3.48m x 3.00m)

MAIN BEDROOM
15'9 x 9'1 (4.80m x 2.77m)

BEDROOM THREE
9'11 x 8'7 (3.02m x 2.62m)

BATHROOM
13'3 x 5'11 (4.04m x 1.80m)

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.

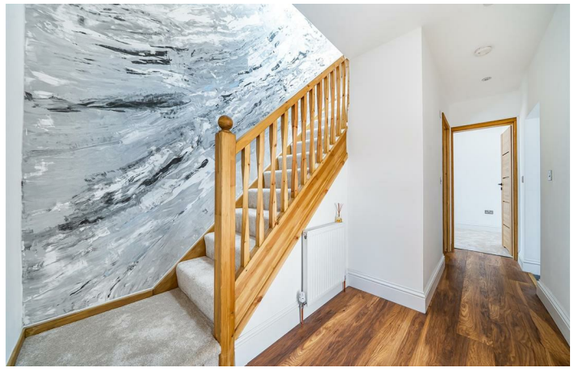
SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.









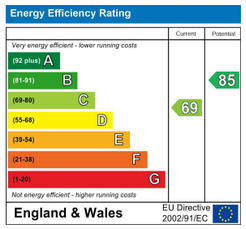












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