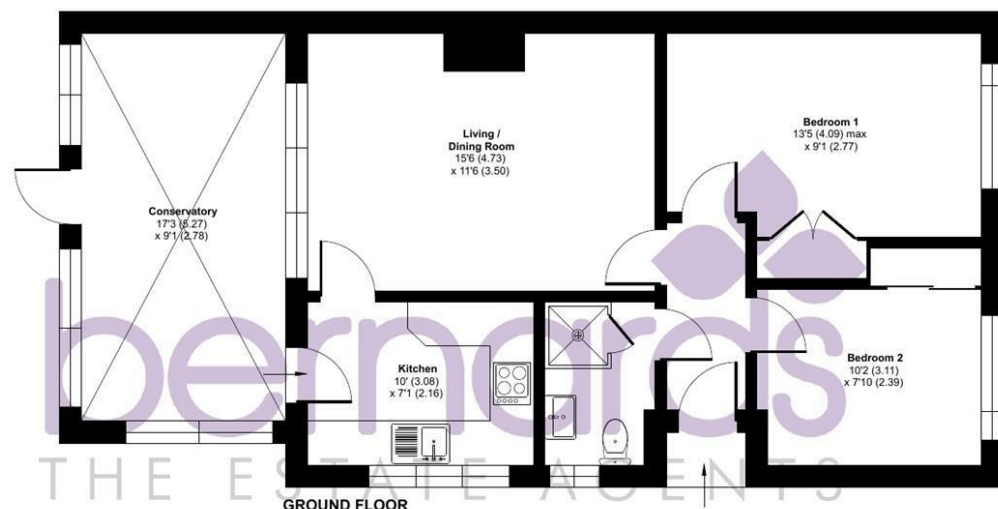


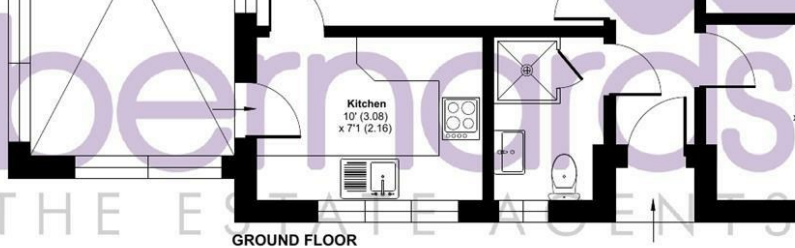
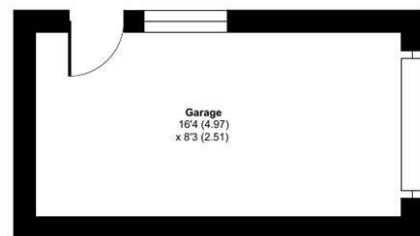


Hatherley Crescent, Fareham, PO16

Approximate Area = 740 sq ft / 68.7 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 874 sq ft / 81.1 sq m
For identification only - Not to scale



GROUND FLOOR

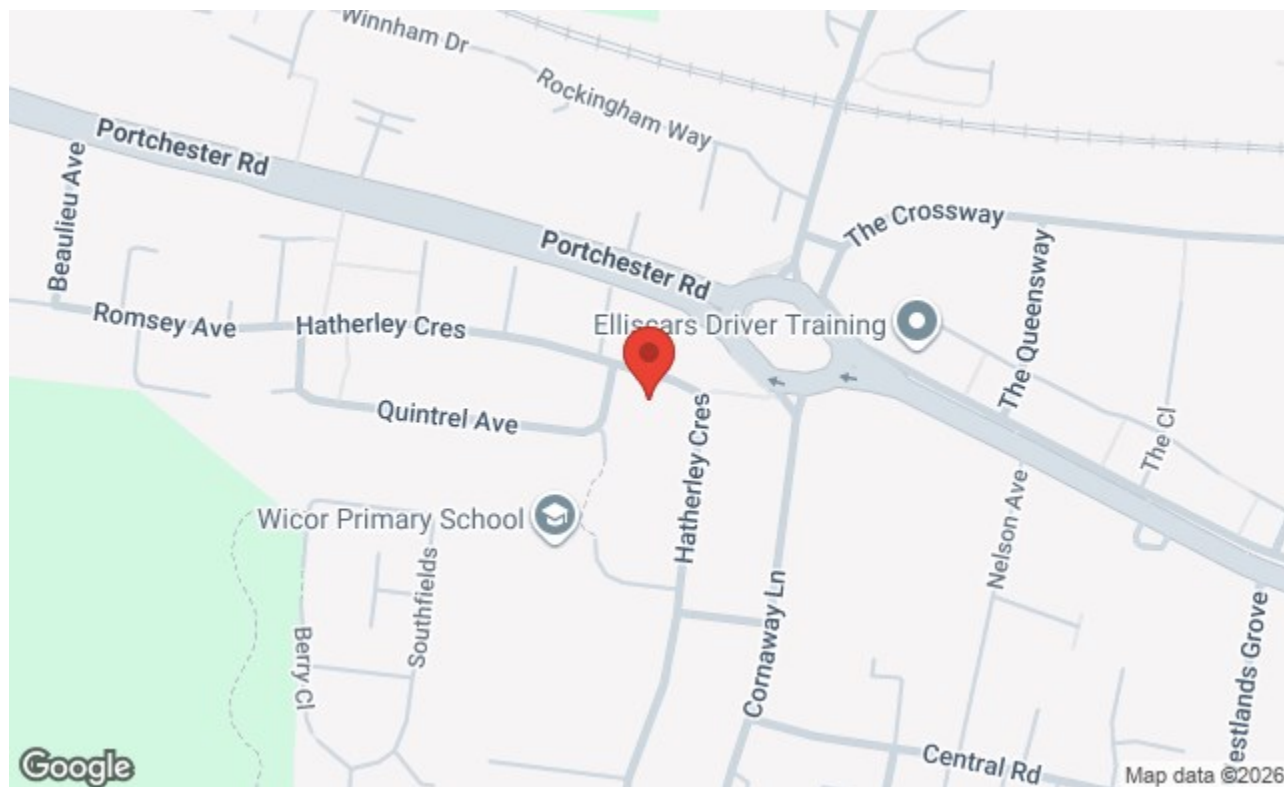


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1463540



Offers Over £300,000

Hatherley Crescent, Fareham PO16 9DF



HIGHLIGHTS

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- BEAUTIFUL PORTCHESTER LOCATION CLOSE TO THE WATER
- NO ONWARD CHAIN & VACANT POSSESSION
- PRIVATE DRIVEWAY & DETACHED GARAGE
- WONDERFUL PLOT WITH WELL PRESENTED REAR GARDEN
- TWO GOOD DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- UPDATED ELECTRICS & REPLACEMENT BOILER
- COSMETIC MODERNISATION OPPORTUNITY
- EXCELLENT ACCESS TO PORTCHESTER VILLAGE, TRAIN STATION & MOTORWAY LINKS
- IDEAL FOR DOWNSIZERS, INVESTORS OR BUYERS SEEKING SINGLE LEVEL LIVING

BERNARDS PRESENT THIS TWO BEDROOM SEMI-DETACHED BUNGALOW, POSITIONED IN PORTCHESTER ! JUST MOMENTS FROM THE WATERFRONT.

Offered to the market with NO ONWARD CHAIN and vacant possession, this well-proportioned bungalow presents a fantastic opportunity for buyers looking to downsize, invest, or create a superb long-term home.

Situated within a quiet and highly regarded residential position, the property enjoys a wonderful plot with private driveway parking, front garden, detached garage and a well maintained rear garden that offers a peaceful and tranquil setting with a lovely degree of privacy, providing excellent outside space for relaxing and entertaining.

Internally, the accommodation is arranged entirely across one level and offers a practical yet spacious layout throughout. The living/dining room provides plenty of space for both lounge and dining furniture, creating a bright and versatile main living area. The

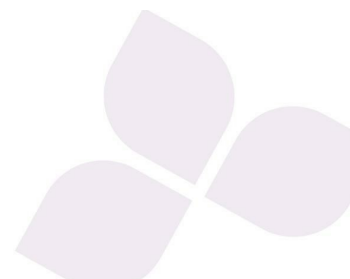
separate kitchen is well positioned and offers direct access through to the conservatory, which overlooks the rear garden and creates an additional reception space that could be enjoyed all year round.

Both bedrooms are comfortable double rooms, each benefitting from built-in storage, whilst the shower room is centrally positioned and easily accessible from all areas of the bungalow.

Whilst the property would benefit from some cosmetic modernisation, key improvements have already been completed including updated electrics and a replacement boiler within the last 18 months, giving buyers an excellent foundation to further improve and personalise over time.

Properties within this particular part of Portchester are always incredibly popular due to the close proximity to the shoreline, excellent local amenities, well regarded transport links and the overall lifestyle the area provides. Whether it's peaceful waterfront walks, nearby cafés, local shops or easy access towards Fareham, Portsmouth and the motorway network.

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



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



PROPERTY INFORMATION

LIVING ROOM
15'6" x 11'5" (4.73 x 3.50)

KITCHEN
10'1" x 7'1" (3.08 x 2.16)

CONSERVATORY
17'3" x 9'1" (5.27 x 2.78)

BEDROOM ONE
13'5" x 9'1" (4.09 x 2.77)

BEDROOM TWO
10'2" x 7'10" (3.11 x 2.39)

SHOWER ROOM

GARAGE
16'3" x 8'2" (4.97 x 2.51)

COUNCIL TAX BAND C

TENURE
Freehold

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.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
65	80
EU Directive 2002/91/EC	
England & Wales	



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