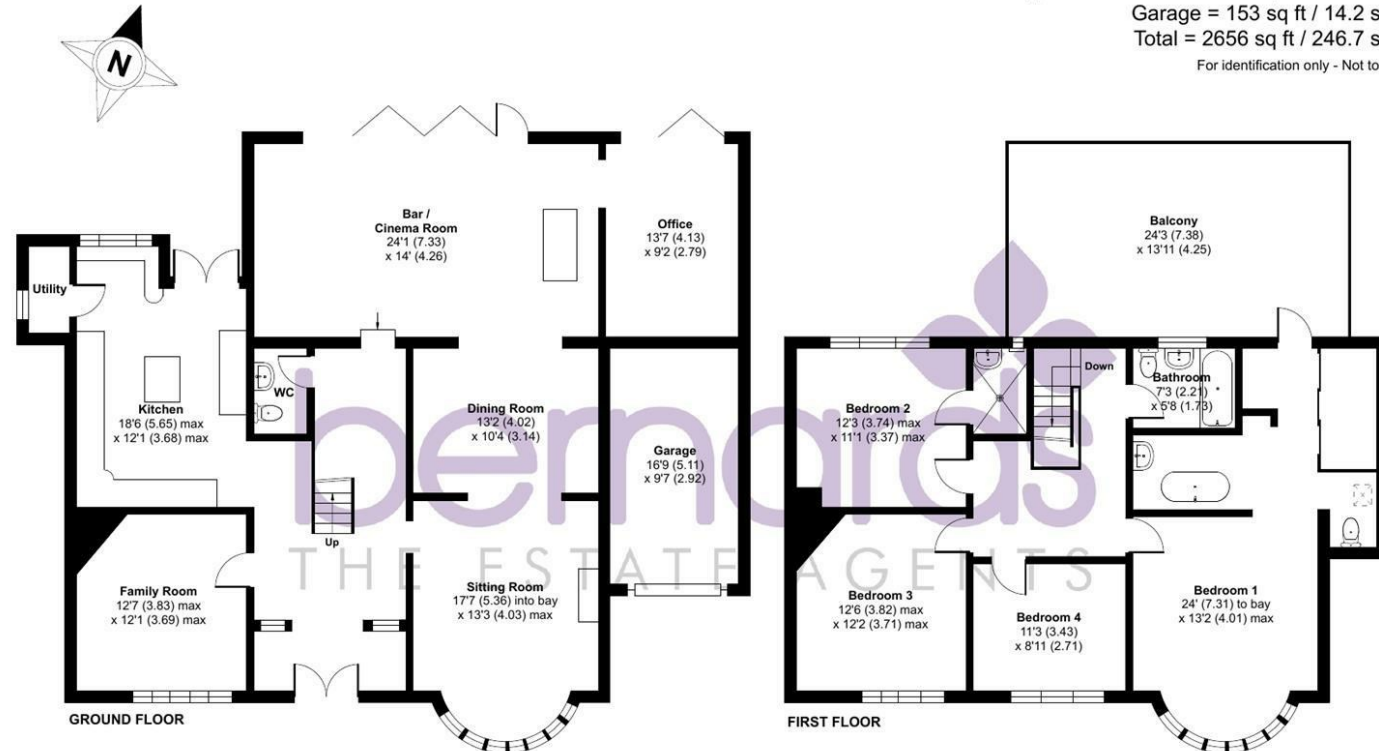
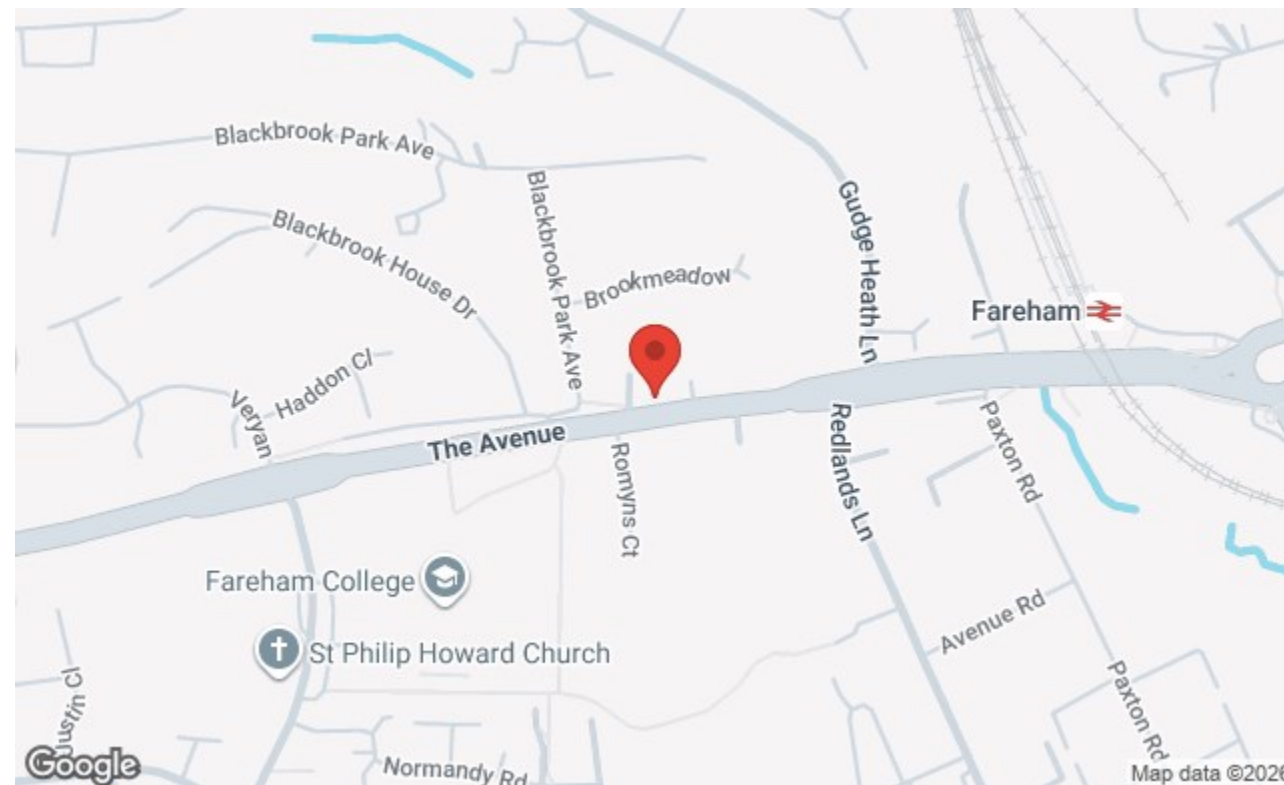


## The Avenue, Fareham, PO14

Approximate Area = 2503 sq ft / 232.5 sq m  
Garage = 153 sq ft / 14.2 sq m  
Total = 2656 sq ft / 246.7 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1363574



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



Asking Price £900,000

The Avenue, Fareham PO14 1NS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Over 2,500 sq. ft. of versatile living space
- EPC - B supported by an intelligent solar heating and hot water system
- Secure gated driveway, ample parking & garage
- Elegant entrance hallway with statement staircase
- Three reception rooms including bar/cinema space
- Dedicated home office with garden access
- Versatile snug / potential fifth bedroom with log burner
- Four double bedrooms, two with en suites
- Luxurious master suite with balcony and freestanding bath
- Landscaped rear garden with decking, lawn & mature borders

Set behind secure electric gates, 24 The Avenue is an impressive and beautifully maintained detached residence offering over 2,500 sq. ft. of versatile living space. A large gated driveway provides excellent parking, privacy and security, framed by a manicured front garden and giving access to the single garage.

A set of bespoke double doors opens into a striking entrance hallway where a statement staircase immediately draws the eye, setting the tone for the elegant interior throughout. To the right, the formal sitting room features a charming bay window and a log burner, creating a warm and welcoming atmosphere. This flows seamlessly into the central dining room, perfect for family meals and entertaining, which in turn leads through to a superb rear reception space. Currently arranged as a bar and cinema room, this impressive area is designed for entertaining, with bi-folding doors opening directly onto the rear garden, allowing the indoors and outdoors to blend beautifully.

To the rear, there is also a dedicated home office with doors to the garden, ideal for modern working

life. On the left of the hallway, a cosy snug with another log burner offers a relaxing retreat or can be used as a versatile fifth bedroom. Beyond this is a well-appointed kitchen with an adjoining utility room, offering excellent storage and practicality.

Upstairs, a spacious landing leads to four generous bedrooms. The master suite extends from front to back, boasting fitted wardrobes, a bay window, a luxurious en suite with freestanding bathtub, and doors opening onto a large private balcony overlooking the garden. Bedroom two also benefits from its own en suite wet room, while bedrooms three and four are comfortable doubles served by a stylish family bathroom.

The rear garden is beautifully landscaped, featuring a large composite deck designed to follow the sun throughout the day, a generous lawn, and mature planting, creating an ideal setting for relaxing or entertaining.

Call today to arrange a viewing

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# PROPERTY INFORMATION

**SITTING ROOM**  
17'7" x 13'2" (5.36 x 4.03)

**DINING ROOM**  
13'2" x 10'3" (4.02 x 3.14)

**KITCHEN**  
18'6" x 12'0" (5.65 x 3.68)

**SNUG**  
12'6" x 12'1" (3.83 x 3.69)

**BAR/CINEMA ROOM**  
24'0" x 13'11" (7.33 x 4.26)

**OFFICE**  
13'6" x 9'1" (4.13 x 2.79)

**BEDROOM ONE**  
23'11" x 13'1" (7.31 x 4.01)

**ENSUITE**

**BEDROOM TWO**  
12'3" x 11'0" (3.74 x 3.37)

**ENSUITE TWO**

**BEDROOM THREE**  
12'6" x 12'2" (3.82 x 3.71)

**BEDROOM FOUR**  
11'3" x 8'10" (3.43 x 2.71)

**BATHROOM**  
7'3" x 5'8" (2.21 x 1.73)

**BALCONY**  
24'2" x 13'11" (7.38 x 4.25)

**TENURE- FREEHOLD**

**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.

**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

**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 for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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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!



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		
EU Directive 2002/91/EC		
England & Wales		



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