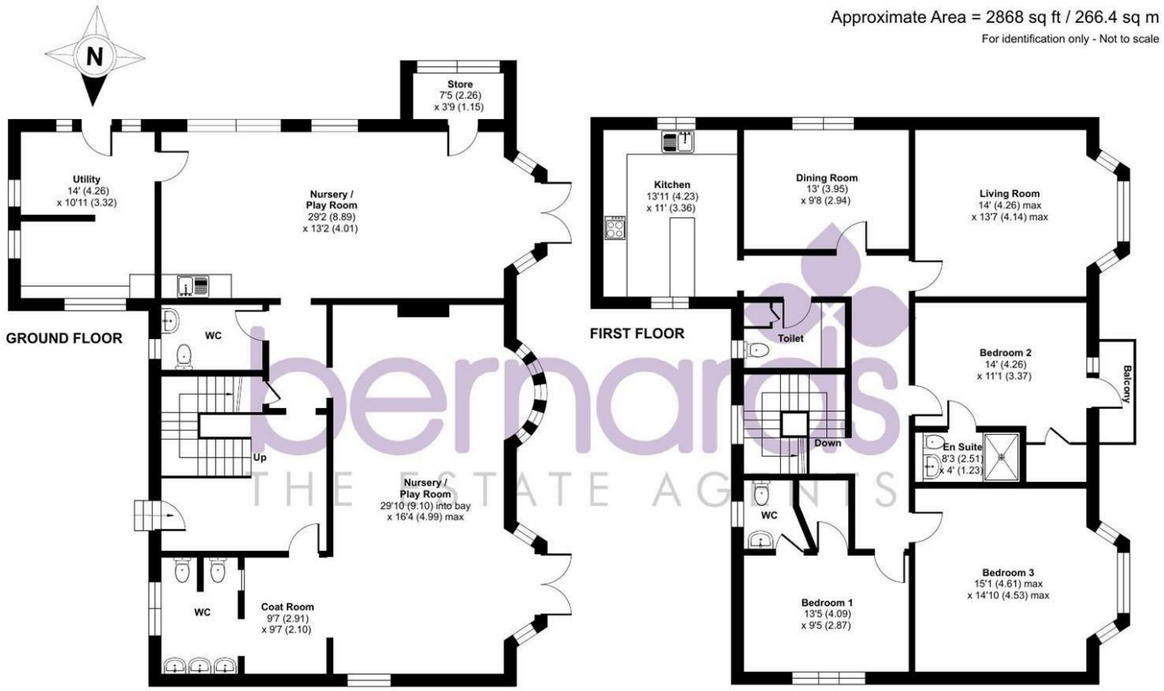
The Avenue, Fareham, PO14

Approximate Area = 2868 sq ft / 266.4 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1536957



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

FOR SALE

Asking Price £700,000

The Avenue, Fareham PO14 1PE

bernards THE ESTATE AGENTS



6 5 3

HIGHLIGHTS

- JUST UNDER 3,000 SQUARE FT
- GREAT PLOT SIZE
- GREAT FOR INVESTMENT
- POTENTIAL FAMILY HOME
- ARRANGED AS A NURSERY GROUND FLOOR
- MIX USE ACCOMMODATION
- CAN OPERATE AS HOME AND INCOME
- SUITABLE FOR EXTENSION SUBJECT TO PLANNING PERMISSON

Bernards Estate Agents are pleased to offer this versatile mixed-use property at 67 The Avenue, currently arranged with a nursery on the ground floor and residential accommodation above.

Having previously been a residential property, it offers exciting potential to create an exceptional family home, explore a home-and-income arrangement or accommodate a range of alternative commercial uses, subject to obtaining any necessary planning permissions and other statutory consents.

With considerable scope to adapt the accommodation to suit a variety of requirements, this is an opportunity for buyers seeking flexibility and potential.

To the western side of the property there is around 12 metres to boundary, whereby subject to planning permission could have an additional attached house or Annex built with access from the ground floor coat room and parking for around / aproimately 18 vehicles to the front.

Prospective purchasers should make their own enquiries with the local planning authority to establish the lawful use and suitability of the property for their intended purpose.

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

PROPERTY INFORMATION

NURSERY/PLAYROOM
29'10" x 16'4" (9.10 x 4.99)

COAT ROOM
9'6" x 6'10" (2.91 x 2.10)

MULTI TOILET ROOM

CLOAKROOM

HALLWAY

UTILITY
13'11" x 10'10" (4.26 x 3.32)

NURSERY/PLAYROOM
29'1" x 13'1" (8.89 x 4.01)

STORE
7'4" x 3'9" (2.26 x 1.15)

FIRST FLOOR LANDING

BEDROOM 1
13'5" x 9'4" (4.09 x 2.87)

TOILET

BEDROOM 3
15'1" x 14'10" (4.61 x 4.53)

BEDROOM 2
13'11" x 11'0" (4.26 x 3.37)

ENSUITE
8'2" x 4'0" (2.51 x 1.23)

BALCONY

LIVING ROOM
13'11" x 13'6" (4.26 x 4.14)

DINING ROOM
12'11" x 9'7" (3.95 x 2.94)

KITCHEN
13'10" x 11'0" (4.23 x 3.36)

TOILET

FINANCIAL SERVICES
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!

AML - ANTI MONEY LAUNDERING PROCEDURE
We 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.

BUYER VERIFICATION
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.

RECOMMENDED 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. We 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.

DISCLAIMER 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.







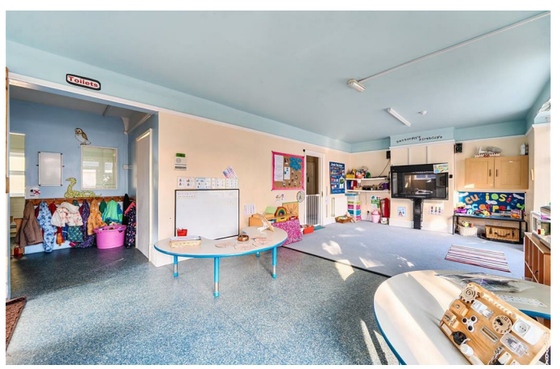


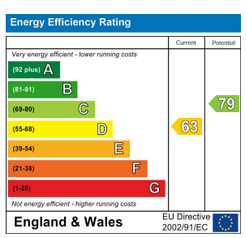












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