

Guide Price £420,000

Hill Park Road, Fareham PO15 6HT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

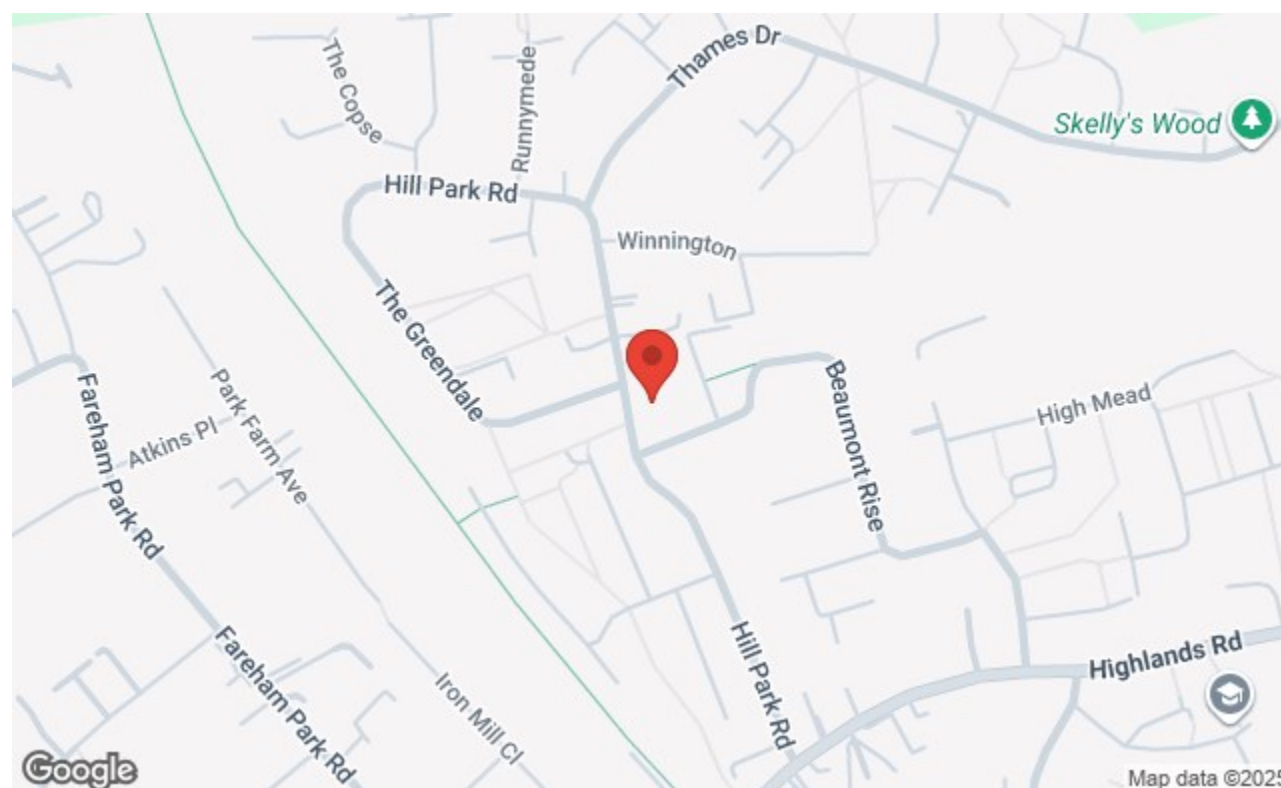
- PERFECT FAMILY HOME
- 1,428SQFT OF SPACE ON OFFER
- HUGE DRIVEWAY AND GARGAE
- TOP FLOOR WITH MASTER BEDROOM AND ENSUITE
- UTILITY ROOM AND DOWNSTAIRS W/C
- OPEN PLAN LOUNGE / KITCHEN / DINER
- SEPERATE SNUG LOUNGE
- LOW MAINTENCE REAR GARDEN
- THREE DOUBLE BEDROOMS AND ONE SINGLE
- PLENTY OF SPACE FOR A FAMILY TO GROW IN TO

Situated in a sought-after residential location, this impressive and well laid out four-bedroom townhouse offers over 1,400 sq. ft. of versatile living space across three floors. The property boasts a generous block-paved driveway with parking for multiple vehicles, a single garage, and an attractive, landscaped rear garden, perfect for modern family living.

The ground floor welcomes you with a bright entrance hall leading into a stylish open-plan kitchen/diner, beautifully presented with white shaker-style units, solid wood-effect worktops, and a central island with bar seating for three. Flowing

seamlessly from the kitchen is a cosy family room with French doors opening onto the rear garden, ideal for entertaining or relaxing. A separate lounge to the front of the home provides an additional reception space, while a utility room and downstairs cloakroom add practical touches.

On the first floor, you'll find three well-proportioned bedrooms, a modern family bathroom, and additional storage space. The second floor is dedicated to the impressive primary bedroom suite, featuring a generous bedroom area with ample natural light, built-in storage, and a private shower room.



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Call today to arrange a viewing  
01329756500  
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# PROPERTY INFORMATION

**LOUNGE**  
13'10" x 11'5" (4.22 x 3.48)

**KITCHEN DINER**  
17'5" x 11'9" (5.31 x 3.59)

**FAMILY ROOM**  
9'3" x 7'6" (2.84 x 2.29)

**UTILITY ROOM**  
7'6" x 5'5" (2.29 x 1.67)

**DOWNSTAIRS W/C**  
3'5" x 3'0" (1.06 x 0.92)

**BEDROOM ONE**  
16'1" x 13'8" (4.92 x 4.19)

**ENSUITE**  
7'2" x 4'0" (2.19 x 1.24)

**BEDROOM TWO**  
13'10" x 10'0" (4.22 x 3.07)

**BEDROOM THREE**  
11'8" x 10'0" (3.56 x 3.05)

**BEDROOM FOUR**  
7'1" x 6'2" (2.18 x 1.88)

**BATHROOM**  
7'1" x 5'5" (2.16 x 1.67)

**GARAGE**  
19'8" x 8'3" (6.01 x 2.54)

**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 (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

**REMOVAL QUOTE**  
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.

**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.

**TENURE - FREEHOLD**



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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