

Flat 5, Burpham House

12 East Street | Fareham | PO16 0BF



Guide Price: £160,000 - £170,000

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Overview

- Period character property
- Generous dimensions
- Allocated parking
- Town centre location
- Feature fireplace
- Sash windows



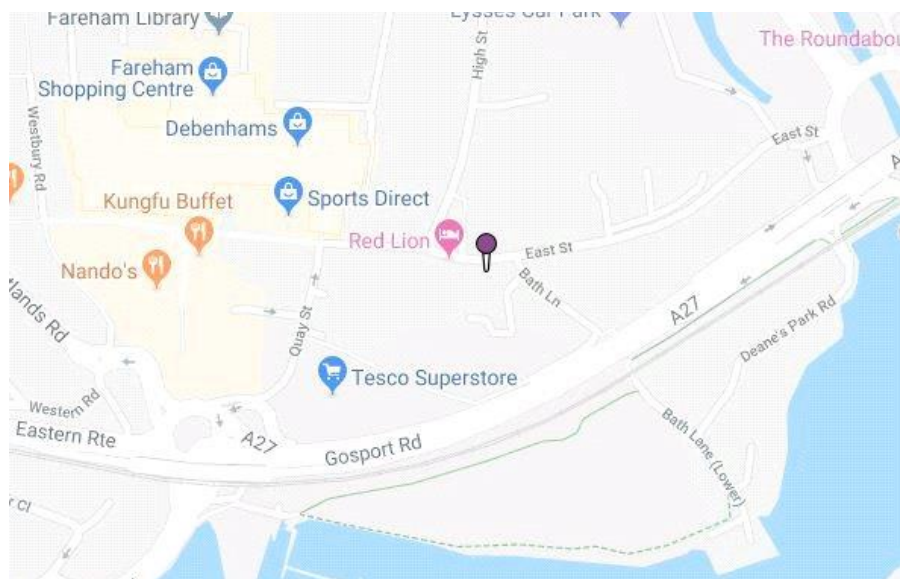
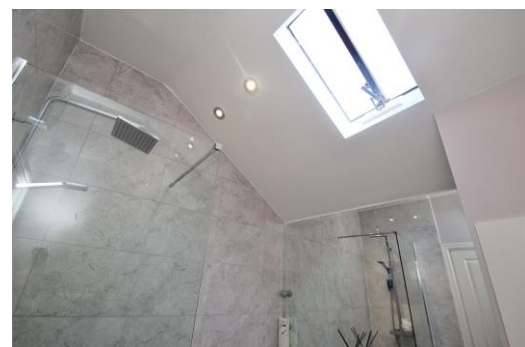
GUIDE PRICE £160,000 - £170,000. A delightful first floor apartment in the centre of Fareham with allocated parking and many period features. This character property would be of interest to first time buyers, investors and buyers looking to downsize. An internal viewing is highly recommended.



On approach Burpham house has a grand period exterior with central communal entrance into the main hall way. The apartment can be found on the first floor with the main entrance opening onto a generous sized lounge with sash windows and feature fireplace. There is also a modern fitted kitchen and shower room plus a double bedroom all benefiting form period features and high ceilings.



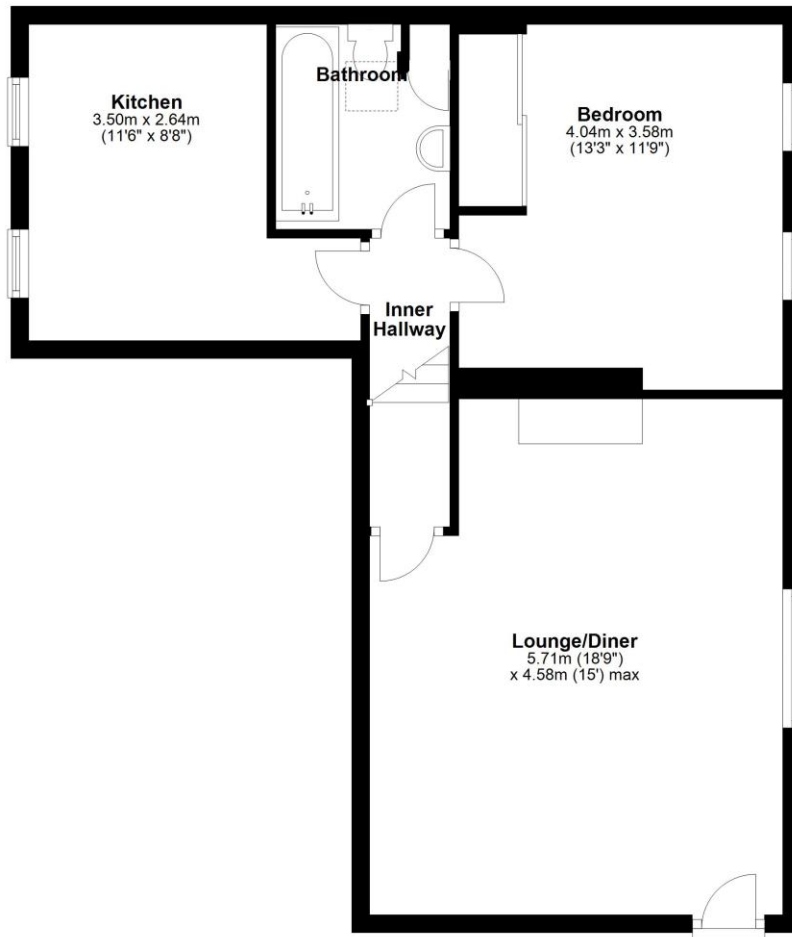
The property is located in the town centre and benefits from private allocated parking to the rear. There are good transport links including easy access to the M27 and the property falls within Harrison Primary and Cams Hill Secondary school catchment areas.



Directions

From Chapplins office in High Street proceed along East Street and Burpham House will be found on the right hand side opposite Soothills Bakery.

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Notes

The owners of the flats at Burpham House all own 1/8 of the freehold of the building. Maintenance is approximately £900 per year and this is set by the management company which is run by the residents.

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This floor plan is provided for the visible guidance to prospective purchasers and is not designed to scale.

Please be aware that due to an update to the Money Laundering Regulations 2007 we are now required to carry out ID checks for all purchasers and we ask that this is made available to us at the point of offer.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRS) / VENDOR QUESTIONNAIRE.
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability, the vendor questionnaire (which is available at our office) and make an appointment to view before travelling to see a property.