



£485,000
28 Puffin Crescent
Stubbington, PO14 3LG

PROPERTY SUMMARY

We are proud to offer this immaculate four bedroom detached family home situated on the quiet cul-de-sac of Puffin Crescent, central to both Stubbington Village and Hill Head Beach. This property also falls within the catchment area for popular Crofton Anne Dale Infant & Junior schools and Crofton Senior School. The property has recently been renovated by the current owner to a high standard and benefits from a modern open plan kitchen/diner with roof lanterns and bi-fold doors opening up to the spacious rear garden. Other benefits include a utility room, a lounge, and a downstairs WC. Upstairs consists of four bedrooms, master bedroom with built in wardrobes and a modern family bathroom. Other benefits include a garage and ample off road parking. To arrange a viewing contact our Stubbington Office today.





ENTRANCE HALL

LOUNGE 21' 5" x 11' 6" (6.53m x 3.51m)

KITCHEN/DINER 22' 11" x 12' 1" (6.99m x 3.68m)

UTILITY ROOM 11' 7" x 11' 1" (3.53m x 3.38m)

CLOAKROOM

LANDING

BEDROOM 1 11' 9" x 9' 1" (3.58m x 2.77m)

BEDROOM 2 11' 9" x 8' 1" (3.58m x 2.46m)

BEDROOM 3 9' 6" x 8' (2.9m x 2.44m)

BEDROOM 4 9' 6" x 6' 10" (2.9m x 2.08m)

BATHROOM 7' 8" x 6' 6" (2.34m x 1.98m)

OUTSIDE

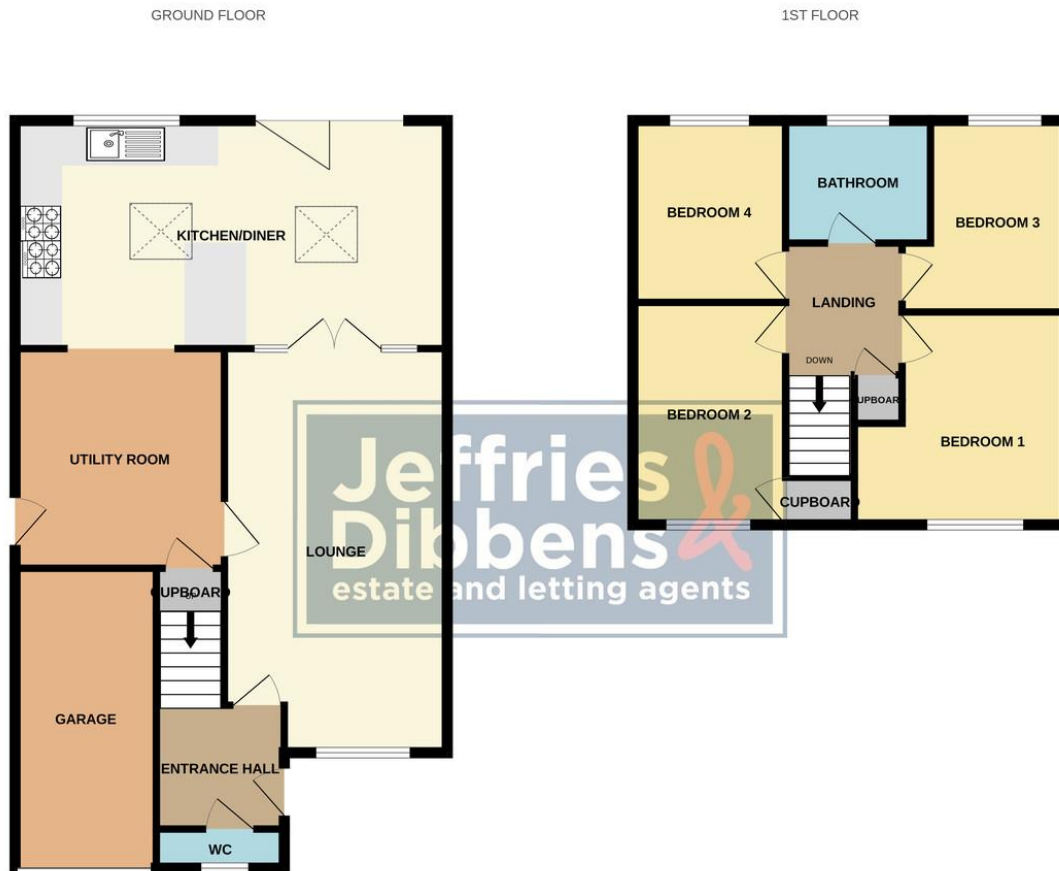
DRIVEWAY PARKING

REAR GARDEN

GARAGE

AGENTS NOTES Council tax band E





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
 Fareham Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band E

VIEWINGS
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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