



**£645,000**  
**26a Vicarage Lane**  
Stubbington, PO14 2LA



## PROPERTY SUMMARY

Nestled in a highly sought after area of Stubbington within walking distance to the village and the beach, this charming two bedroom bungalow offers a perfect blend of comfort and spacious accommodation. With a bright conservatory and detached garage, this property offers generous living space boasting an 18ft lounge with a sliding door onto a large west facing garden. As well as a main refitted bathroom, this property also has an additional cloakroom, perfect for visitors. Further benefits include double bedrooms, an L-shaped kitchen open into the dining room and a deceptively large plot. In our opinion the internal space has the versatility to suit a wide range of requirements and an inspection is recommended to appreciate the features on offer. Please call us in the Stubbington branch for a viewing today.







## **ENTRANCE HALL**

**LOUNGE** 17' 9" x 14' 11" (5.41m x 4.55m)

**KITCHEN** 15' 3" x 14' 4" (4.65m x 4.37m)

**DINING ROOM** 13' 2" x 8' 4" (4.01m x 2.54m)

**MASTER BEDROOM** 14' 10" x 11' 10" (4.52m x 3.61m)

**BATHROOM** 10' 10" x 7' 8" (3.3m x 2.34m)

**BEDROOM 2** 9' 11" x 9' 10" (3.02m x 3m)

**CONSERVATORY** 11' 6" x 7' 8" (3.51m x 2.34m)

**CLOAKROOM** 4' 4" x 4' 4" (1.32m x 1.32m)

**GARAGE** 20' 3" x 8' 11" (6.17m x 2.72m)

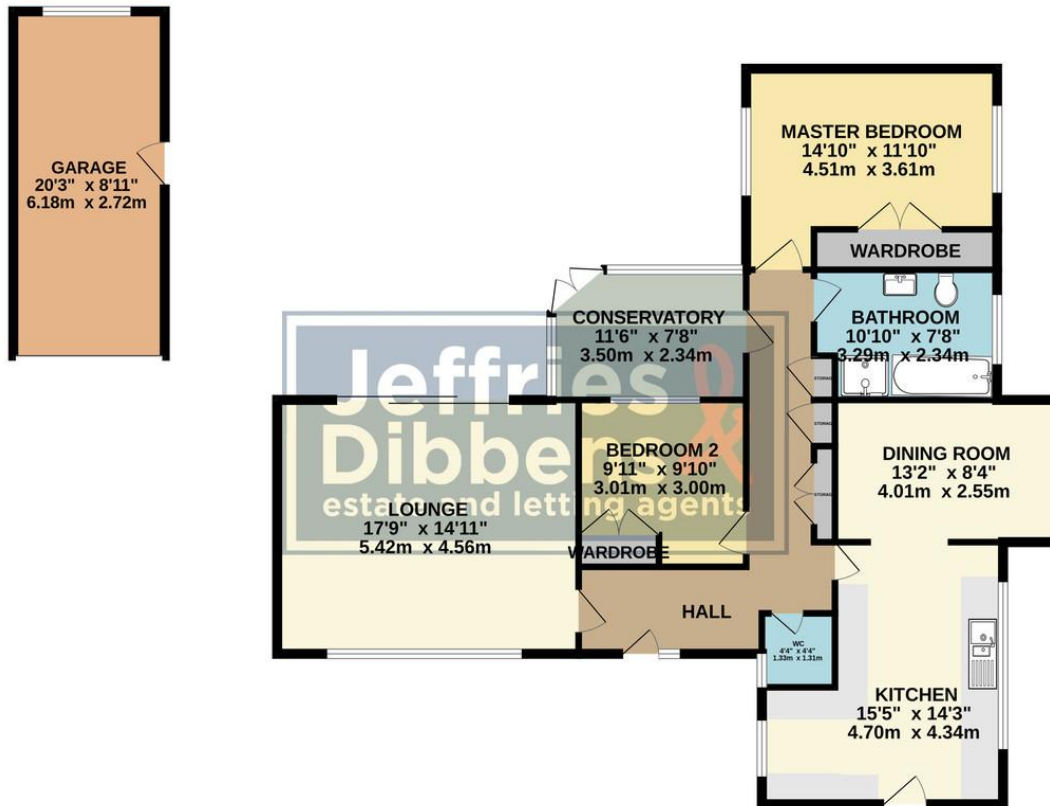
## **OUTSIDE**

**DRIVEWAY PARKING**

**REAR AND SIDE GARDENS**



## GROUND FLOOR



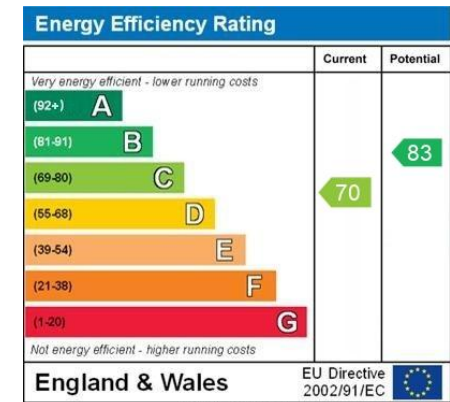
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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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