

## PROPERTY SUMMARY

This charming three bedroom bungalow is within walking distance to local amenities and close proximity to the beach. Surround ed by mature shrubbery and a beautiful landscaped plot, this property boasts a detached garage with an electric roller door, a separate W/C and a sun room extension. Through the front door into the entrance hallway there are three well-proportioned bedrooms with fitted wardrobes in bedroom one and two, a fitted shower room, a generous lounge with a feature fireplace, separate dining room open into the sleek and refitted kitchen, a utility area and a bright sun room overlooking the lush garden. Outside, the rear garden comprises a pond, verdant lawn, flower beds and a sunny patio area and the front garden is currently laid to shingle with beautifully maintained foliage, although, with relevant permissions, could be converted into off road parking. Further benefits include off road parking to the rear, a car port and gas central heating throughout. This property is one of a kind and is not to be missed, call us now in our Stubbington Branch to book a viewing.











## ENTRANC E HALL

LOUNGE 22' 2" x 12' (6.76m x 3.66m)

**BEDROOM 2** 12' 6" x 10' 7" (3.81m x 3.23m)

BATHROOM 8' 8" x 6' 8" (2.64m x 2.03m)

W/C

**BEDROOM 3** 10' x 7' 3" (3.05m x 2.21m)

**BEDROOM 1** 11' 3" x 9' 8" (3.43m x 2.95m)

**DINING ROOM** 12' 6" x 10' (3.81m x 3.05m)

**KITCHEN** 8' 9" x 7' 4" (2.67m x 2.24m)

UTILITY AREA 11' 4" x 9' 2" (3.45m x 2.79m)

SUNROOM 8' 3" x 6' 6" (2.51m x 1.98m)

OUTSIDE

FRONT GARDEN

BRICK BUILT STORAGE SHED

SINGLE DETACHED GARAGE

REAR GARDEN

**GROUND FLOOR** 

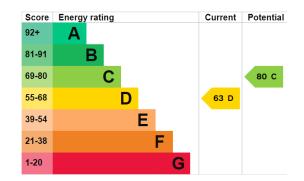


LOCAL AUTHORITY Fareham Borough Council

**TENURE** Freehold

COUNCIL TAX BAND Band E

VIEWINGS By prior appointment only



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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