



32 Seamead  
Stubbington, PO14 2NG

Exceptional



## PROPERTY SUMMARY

In a highly sought after location in Stubbington, moments from Lee on the Solent and Hill Head beaches, this four bedroom house is immaculately presented throughout and boasts a unique mezzanine-style first floor. The property begins upon entering the wide hallway, leading into the bright, vaulted lounge, flowing beautifully into the dining room, kitchen and utility to the rear. Offering annex potential, the front of the property features bedroom two, open into a further reception room and with an ensuite shower room. Upstairs, a main family bathroom and three further bedrooms follow, with a dressing room and ensuite from the generous master bedroom. Further benefits include a downstairs W/C and a separate shower room upstairs. A deceptively large plot accommodates not only the front driveway, garden and large rear garden, but also a side garden which is home to greenhouses, sheds and a fantastic double garage. The double garage stretches over 18 x 17ft and has a large paved hardstand in front - ideal for car enthusiasts or simply for storage or a workshop. Already with lots to offer, this property has even more potential yet! Call us now in our Stubbington Branch to book in your viewing today and avoid missing out.















## HALLWAY

**LOUNGE** 21' 1" x 13' 9" (6.43m x 4.19m)

**KITCHEN/DINER** 18' 4" x 12' 4" (5.59m x 3.76m)

**UTILITY ROOM** 9' 6" x 7' 5" (2.9m x 2.26m)

**WC** 6' 6" x 4' 3" (1.98m x 1.3m)

**STUDY/DRESSING ROOM** 9' 8" x 9' 5" (2.95m x 2.87m)

**BEDROOM TWO** 10' 8" x 9' 4" (3.25m x 2.84m)

**ENSUITE** 9' 1" x 3' (2.77m x 0.91m)

## LANDING

**MASTER BEDROOM** 15' 1" x 10' 3" (4.6m x 3.12m)

**DRESSING ROOM** 7' 10" x 4' (2.39m x 1.22m)

**BEDROOM THREE** 10' 9" x 9' 2" (3.28m x 2.79m)

**BEDROOM FOUR** 9' 2" x 6' 9" (2.79m x 2.06m)

**BATHROOM** 8' 3" x 6' 3" (2.51m x 1.91m)

**SHOWER ROOM** 3' x 5' (0.91m x 1.52m)

## OUTSIDE

### REAR GARDEN

**DOUBLE GARAGE** 18' 3" x 17' 4" (5.56m x 5.28m)

### DRIVEWAY

### FRONT GARDEN

### DRIVEWAY







**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band F

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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



*Exceptional*

**f** @JeffriesAndDibbens

**ig** @JeffriesAndDibbens

**tw** @JeffriesDibbens

18 The Green, Stubbington, Fareham, Hampshire, PO14 2JG