

**£399,995**

**39a Kingsmead Avenue**

Stubbington, PO14 2NN



## PROPERTY SUMMARY

Built in 2014, this two double bedroom, two bathroom detached bungalow is purpose built and impeccably designed by an architect with ample living space and discrete fitted storage. With a single garage and double driveway, the property has so much to offer and is located within walking distance to both Stubbington Village and the beach. Internally, the property comprises a bright and welcoming entrance hallway leading to the dual aspect lounge with bi-folding doors onto the sun room overlooking a garden, an ideal space for relaxing and enjoying the spring sunshine. The main shower room is sleek and the kitchen/diner offers a social space to cater for friends and family. Two double bedrooms and an ensuite with a double walk in shower complete this immaculate home. Outside, there is a wrap-around garden and the main rear garden boasts a generously proportioned purpose built studio that features a bathroom and kitchen/living space. This property needs to be viewed to fully appreciate all that is on offer so call us now in our Stubbington Branch to book in your viewing and avoid missing out.





## **ENTRANCE HALL**

**LOUNGE** 16' 2" x 11' 2" (4.93m x 3.4m)

**SUN ROOM** 10' 9" x 7' 9" (3.28m x 2.36m)

**KITCHEN/DINER** 11' 5" x 10' 7" (3.48m x 3.23m)

**SHOWER ROOM** 5' 2" x 4' 8" (1.57m x 1.42m)

**BEDROOM ONE** 10' 7" x 10' 1" (3.23m x 3.07m)

**ENSUITE** 6' 2" x 5' 1" (1.88m x 1.55m)

**BEDROOM TWO** 11' 0" x 8' 8" (3.35m x 2.64m)

## **OUTSIDE**

### **REAR GARDEN**

**STUDIO** 18' 7" x 12' 9" (5.66m x 3.89m)

### **DRIVEWAY**

### **GARAGE IN BLOCK**



# 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 tbc

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	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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