

£435,000
2a Upper Old Street
Stubbington, PO14 3LJ

PROPERTY SUMMARY

We are thrilled to offer for sale this delightful three-bedroom detached chalet, located in the highly sought-after Upper Old Street, just a stone's throw from Stubbington Village and the beautiful Hill Head Beach. The ground floor features a recently fitted modern kitchen, a well-sized bedroom/study, and a convenient downstairs WC. The extended living/dining area is a standout feature, with sliding doors that open out onto a low-maintenance rear garden, ideal for entertaining and relaxation. The addition of a log burner adds warmth and charm, creating the perfect cosy atmosphere in the colder months. Upstairs, you will find two spacious, double bedrooms with fitted storage and a family shower room, offering comfortable living for all. The property also boasts the added benefit of a garage and its own driveway, providing ample parking space. This wonderful property truly needs to be seen in person to fully appreciate all it has to offer.





PORCH 6' x 5' 5" (1.83m x 1.65m)

HALL

KITCHEN 12' 4" x 11' 5" (3.76m x 3.48m)

BEDROOM 3/STUDY 9' 6" x 9' 1" (2.9m x 2.77m)

LOUNGE/DINER 22' 9" x 13' 1" (6.93m x 3.99m)

W/C 6' 9" x 3' (2.06m x 0.91m)

UPSTAIRS LANDING

BEDROOM 1 14' 5" x 11' 5" (4.39m x 3.48m to wardrobes)

SHOWER ROOM 9' 1" x 6' 4" (2.77m x 1.93m)

BEDROOM 2 15' 7" x 9' 6" (4.75m x 2.9m)

OUTSIDE

DRIVEWAY PARKING

GARAGE 9' 5" x 9' 1" (2.87m x 2.77m)

REAR GARDEN



GROUND FLOOR
695 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 sq.m.) approx.
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		85 B
69-80	C	73 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

**Jeffries
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