

Guide Price **£435,000 - £450,000**

**19 Malin Close**

Stubbington, PO14 3RD



## PROPERTY SUMMARY

This beautifully maintained three-bedroom detached house offers a perfect blend of modern living and potential for further enhancement. Ideally located near the beach, the village, and just a stone's throw from a peaceful green, this property is an exceptional family home in a sought-after location. The house features three spacious double bedrooms, providing ample space for a growing family. The refitted shower room and kitchen ensure a move-in-ready experience and the extended lounge/diner offers a generous, open-plan space for both relaxed family living and entertaining. A further benefit to this home is the bright conservatory overlooking the garden. Externally, the property benefits from a private rear garden, offering a peaceful retreat for outdoor activities, and a driveway with a garage featuring an electric roller door. Inside, a convenient W/C and additional storage add to the practicality of the home. With excellent school catchments nearby, this property is not to be missed so call us now in our Stubbington Office to book in your viewing today.

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#### **ENTRANCE HALL**

**KITCHEN** 13' x 7' 7" (3.96m x 2.31m)

**LOUNGE/DINER** 19' 2" x 21' 9" (5.84m x 6.63m)

**CONSERVATORY** 9' 6" x 8' 1" (2.9m x 2.46m)

**W/C** 3' 1" x 5' 3" (0.94m x 1.6m)

#### **UPSTAIRS LANDING**

**BEDROOM 1** 17' 1" x 8' 10" (5.21m x 2.69m)

**BEDROOM 2** 11' 9" x 9' 4" (3.58m x 2.84m)

**BEDROOM 3** 12' 1" x 9' 5" (3.68m x 2.87m)

**SHOWER ROOM** 7' 1" x 6' 10" (2.16m x 2.08m)

#### **OUTSIDE**

#### **DRIVEWAY PARKING**

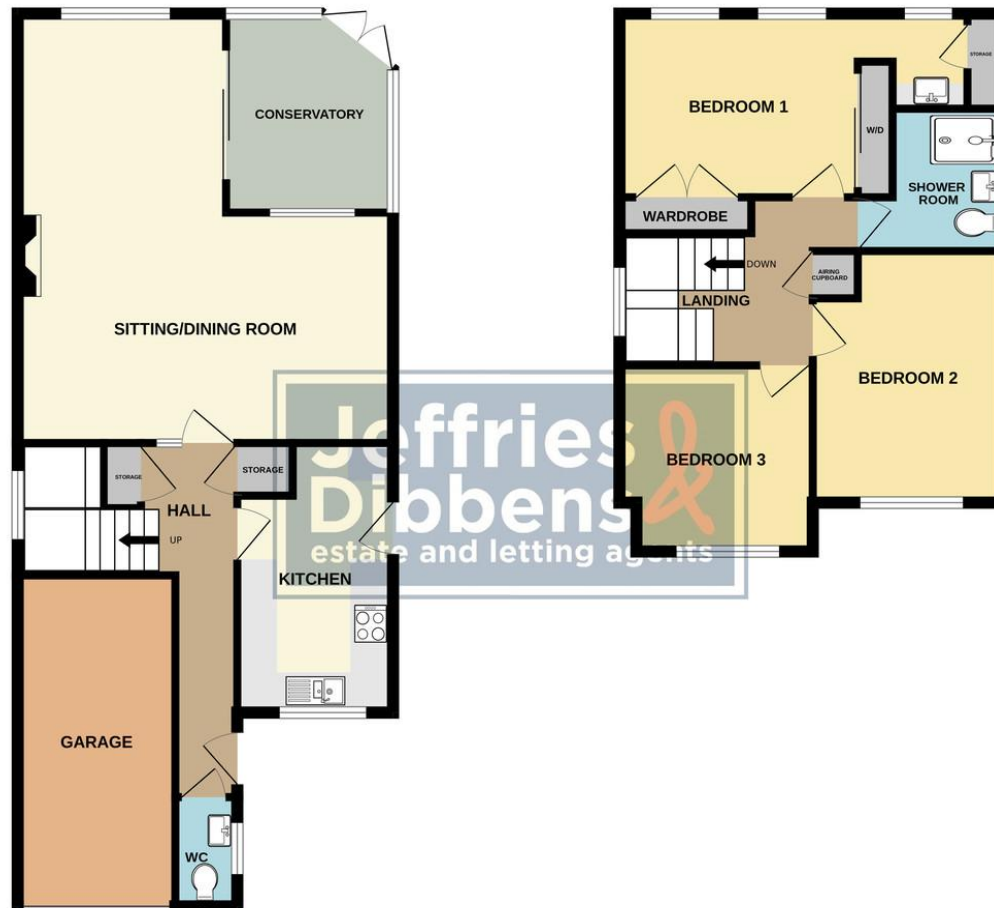
**GARAGE** 7' 8" x 16' (2.34m x 4.88m)





GROUND FLOOR

1ST FLOOR



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 60 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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