



**£395,000**

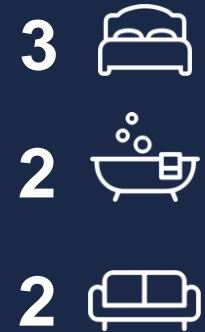
**69 East House Avenue**

Stubbington, PO14 2SL



### PROPERTY SUMMARY

This three double bedroom semi-detached house is located within walking distance to local schools and the village and sits adjacent to a common. Ideal for a family, this extended property comprises a porch, an entrance hallway, useful downstairs shower room, open-plan kitchen/breakfast room into the dining room with gorgeous vaulted ceilings, a separate and spacious lounge with dual aspect windows, three bright and well-presented double bedrooms and a family bathroom. The property has a large front garden as well as a walled, landscaped rear garden which offers a great degree of privacy. There is a side door from the garden into the single garage where there is also driveway parking in front. Featuring gas central heating throughout and fantastic local amenities, this property is not to be missed so call us now in our Stubbington Office to book in your viewing and avoid missing out today!





**PORCH** 3' 9" x 3' 8" (1.14m x 1.12m)

**HALLWAY** 17' 6" x 3' 8" (5.33m x 1.12m)

**LOUNGE** 17' 7" x 13' 8" (5.36m x 4.17m)

**KITCHEN/BREAKFAST ROOM** 17' 7" x 8' 5" (5.36m x 2.57m)

**DINING ROOM** 10' 11" x 8' 6" (3.33m x 2.59m)

**DOWNSTAIRS SHOWER ROOM** 14' 2" x 4' 5" (4.32m x 1.35m)

**LANDING**

**BEDROOM 1** 10' 9" x 10' (3.28m x 3.05m to fitted wardrobes)

**BEDROOM 2** 10' 9" x 10' 5" (3.28m x 3.18m)

**BATHROOM** 6' 4" x 6' 4" (1.93m x 1.93m)

**BEDROOM 3** 9' x 7' 4" (2.74m x 2.24m)

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**SINGLE GARAGE**

**DRIVEWAY PARKING**



GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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 is given as to their operability or efficiency can be given.  
Made with Metropix ©2024

**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

# EPC TO FOLLOW

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  
Dibbens**  
estate and letting agents

**OFFICE ADDRESS**  
18 The Green, Stubbington,  
Fareham, Hampshire, PO14 2JG

**CONTACT**  
01329 668 511  
stubbington@dibbensproperty.co.uk  
www.jdea.co.uk