



**£750,000**

**72 Carisbrooke Avenue**

Hill Head, PO14 3PR



#### PROPERTY SUMMARY

This stunning four bedroom detached family home sits on a very large plot and is within approximately 250 meters of Hill Head Beach, as well as being walking distance to Stubbington Village and its wide range of local amenities. The heart of the home lays where property has been extended; a generous lounge/dining space with bi-folding doors onto the natural stone patio and west-facing garden, ideal for hosting with friends and family. Adjacent to this entertaining space is the sleek kitchen, refitted and fully integrated, creating a seamless flow on the ground floor. Further benefits include a useful downstairs W/C and integral access to the attached garage. Upstairs, four well-proportioned bedrooms surround the bright and airy landing, as well as a four piece family bathroom with an abundance of storage, a double shower and fitted bath. Outside, the rear garden features mature shrubbery, verdant lawn and a sunny aspect. The attached garage has been insulated, has water supply and underfloor heating, offering huge potential for conversion subject to planning permission. Complimenting this family home is the large frontage with a garden as well as a sweeping driveway, leading to the garage and front door. Ideal for those looking for that coastal lifestyle in a turn-key property, this is not to be missed so call us now in our Stubbington Branch and avoid missing out.





#### HALLWAY

**KITCHEN** 13' 11" x 13' 2" (4.24m x 4.01m)

**DINING AREA** 17' 2" x 11' 10" (5.23m x 3.61m)

**LIVING ROOM** 21' 1" x 15' 7" (6.43m x 4.75m)

**WC** 6' 11" x 3' 4" (2.11m x 1.02m)

#### LANDING

**MASTER BEDROOM** 16' 3" x 10' 10" (4.95m x 3.3m)

**BEDROOM TWO** 15' x 9' 10" (4.57m x 3m)

**BEDROOM THREE** 10' 11" x 10' 3" (3.33m x 3.12m)

**BEDROOM FOUR** 10' 1" x 7' 9" (3.07m x 2.36m)

**BATHROOM** 11' 10" x 9' 11" (3.61m x 3.02m)

#### OUTSIDE

**GARAGE** 36' 2" x 11' 11" (11.02m x 3.63m)

#### REAR GARDEN

#### FRONT GARDEN

#### DRIVEWAY





GROUND FLOOR



1ST 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 E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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