

£315,000

41 Kingsmead Avenue

Stubbington, PO14 2NN

PROPERTY SUMMARY

This beautifully presented three-bedroom home is located on the sought-after Kingsmead Avenue, perfectly positioned between the stunning Hill Head Beach and the charming Stubbington Village. Recently renovated to a high standard throughout, the property offers stylish, contemporary living with nothing to do but move in. The ground floor features a welcoming entrance hallway, a modern downstairs WC, and a spacious lounge with double doors opening into a stunning kitchen/diner. The kitchen is fully equipped with integrated appliances and provides a perfect space for entertaining or family meals. Upstairs, you'll find a sleek and modern family bathroom, along with three generously sized bed rooms. The master bedroom benefits from a large built-in wardrobe, adding both style and practicality. Outside, the low-maintenance rear garden has been thoughtfully landscaped and includes rear access to both the garage and parking — a rare and valuable feature in this location.





HALLWAY

WC 5' 3" x 2' 11" (1.6m x 0.89m)

LOUNGE 15' 10" x 14' 10" (4.83m x 4.52m)

KITCHEN/DINER 14' 10" x 11' 11" (4.52m x 3.63m)

LANDING

MASTER BEDROOM 14' 1" x 8' 8" (4.29m x 2.64m)

BEDROOM TWO 10' 11" x 8' 2" (3.33m x 2.49m)

BEDROOM THREE 10' 8" x 5' 10" (3.25m x 1.78m)

BATHROOM 6' 4" x 5' 5" (1.93m x 1.65m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE & PARKING

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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	90 B
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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