



£389,995
50 Nursery Lane
Stubbington, PO14 2PY

PROPERTY SUMMARY

We are thrilled to present this immaculate three-bedroom semi-detached family home, ideally located on the popular Nursery Lane, perfectly positioned between Hill Head and Stubbington Village. The property is within the catchment area of the highly regarded Crofton Hammond Infant & Junior School, as well as Crofton Senior School, making it an excellent choice for families. Downstairs, the property offers a spacious lounge/diner, a convenient downstairs WC, and a well-appointed, neutral-toned kitchen with access into the sun room, providing additional living space. Upstairs, you'll find three well-proportioned bedrooms and a modern bathroom. Outside benefits from a low maintenance rear garden, a garage with a newly fitted electric roller door, a driveway with parking for multiple vehicles, and a large front garden with potential to create additional parking. This property also has potential subject to planning permission to extend on the side. We believe this is a great opportunity to secure an immaculate property in a great location. Please call our Stubbington branch to secure your viewing.





PORCH

HALLWAY

LOUNGE/DINER 23' 3" x 11' 3" (7.09m x 3.43m)

KITCHEN 11' 3" x 8' 8" (3.43m x 2.64m)

SUN ROOM 17' 9" x 10' 9" (5.41m x 3.28m)

WC 4' 7" x 3' 1" (1.4m x 0.94m)

LANDING

MASTER BEDROOM 12' 3" x 10' 4" (3.73m x 3.15m)

BEDROOM TWO 10' 4" x 10' 4" (3.15m x 3.15m)

BEDROOM THREE 8' 6" x 7' 5" (2.59m x 2.26m)

BATHROOM 7' 4" x 6' 9" (2.24m x 2.06m)

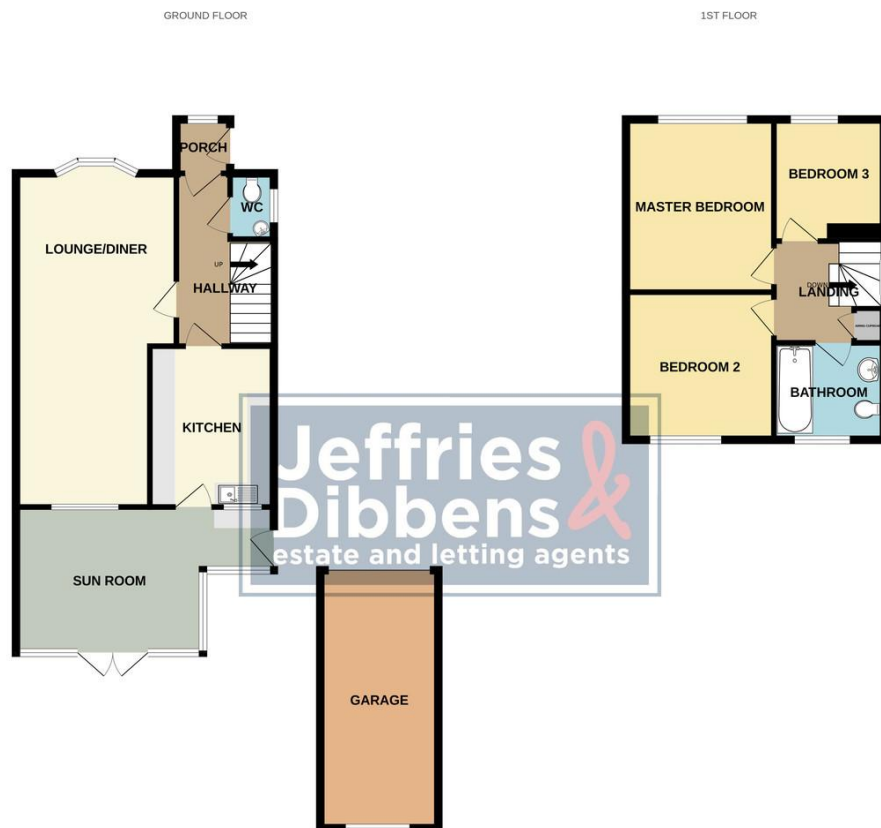
OUTSIDE

REAR GARDEN

FRONT GARDEN

OWN DRIVEWAY

GARAGE 18' x 8' 3" (5.49m x 2.51m)



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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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

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