



GUIDE PRICE

£525,000 – £550,000

58 Marks Tey Road

Stubbington, PO14 3NY

PROPERTY SUMMARY

Offered with no forward chain and located in the highly desirable Marks Tey Road, just moments from Stubbington village, excellent local schools, and the picturesque Hill Head beach, this detached four-bedroom home offers a fantastic opportunity to create your dream family property. Boasting a generous footprint, the ground floor features a handy entrance porch, generous hallway, and a spacious living room flowing seamlessly into the kitchen /dining room, with a bright conservatory overlooking the rear garden to the rear. A convenient downstairs WC and additional storage complete the ground floor. Upstairs, the property offers four well-proportioned bedrooms. The master benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. The layout provides ample space for growing families or those needing home office flexibility. Outside, there is a good sized driveway, a front garden and a walled rear garden, offering a good degree of privacy and rear access to the double garage. The double garage could be ideal for conversion and extension, subject to planning, or alternatively used as is for storage or a workshop. While the property requires updating, it presents a blank canvas for buyers to create their ideal next home. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out.





PORCH

HALLWAY

LIVING ROOM 14' 8" x 12' 1" (4.47m x 3.68m)

KITCHEN 19' 5" x 9' 10" (5.92m x 3m)

CONSERVATORY 14' 6" x 8' 1" (4.42m x 2.46m)

WC 7' 7" x 2' 9" (2.31m x 0.84m)

LANDING

MASTER BEDROOM 11' 1" x 10' 3" (3.38m x 3.12m)

ENSUITE 7' 8" x 2' 7" (2.34m x 0.79m)

BEDROOM TWO 9' 10" x 8' 8" (3m x 2.64m)

BEDROOM THREE 10' 5" x 9' 10" (3.18m x 3m)

BEDROOM FOUR 7' 1" x 6' 6" (2.16m x 1.98m)

BATHROOM 6' 9" x 6' 7" (2.06m x 2.01m)

DOUBLE GARAGE 16' 11" x 16' 8" (5.16m x 5.08m)

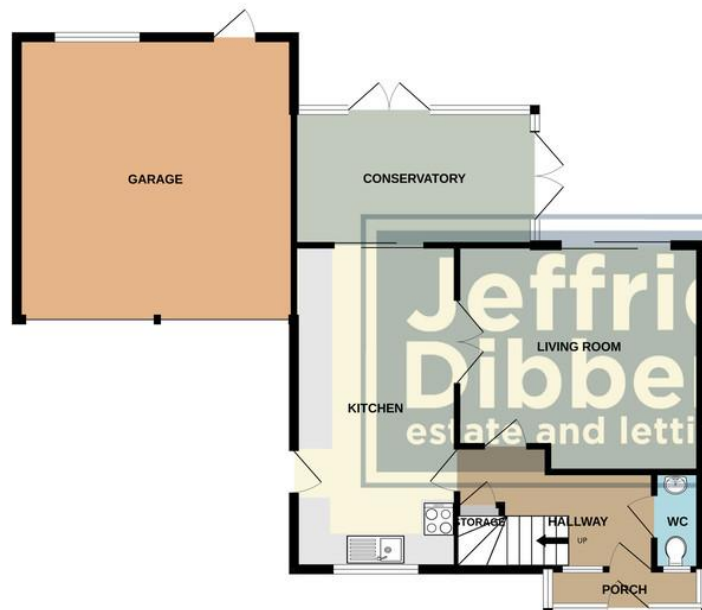
OUTSIDE

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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