

**£530,000**

**3 Francis Place**

Stubbington, PO14 2RX



#### PROPERTY SUMMARY

Occupying a generous corner plot in a peaceful cul-de-sac, this extended four-bedroom detached home offers exceptionally versatile accommodation and impressive outdoor space - ideal for growing families or multigenerational living. The ground floor includes a spacious lounge, separate dining room, bright conservatory, and a well-appointed kitchen featuring solid oak cabinet fronts, a SMEG double oven, and 5-ring gas hob. A ground floor bedroom offers excellent potential for a self-contained 'granny annexe', guest suite, or home office. Additional features include a downstairs shower room, a utility room and under-stair storage nook. Upstairs, the principal bedroom benefits from an en-suite and built-in wardrobes, complemented by two further double bedrooms. Outside, the large and private rear garden is perfect for entertaining, with a refurbished in-ground swimming pool, sun-drenched lawn, and spacious patio. There is also secure gated space suitable for a caravan or boat in front of the detached garage whilst the driveway provides off-road parking for 4 to 5 vehicles adjacent to the front garden. Further enhancements include full property repointing and chimney stack works carried out two years ago, ensuring peace of mind for new owners. Within walking distance to local amenities in Stubbington Village as well as the stunning south coastline, this property is not one to be missed so call us now in our Stubbington Branch to avoid missing out.







## ENTRANCE HALL

LOUNGE 18' 3" x 13' 1" (5.56m x 3.99m)

DOWNSTAIRS SHOW ER ROOM 5' 10" x 4' 11" (1.78m x 1.5m)

KITCHEN 9' 8" x 9' 4" (2.95m x 2.84m)

DINING ROOM 9' 8" x 9' 7" (2.95m x 2.92m)

UTILITY ROOM 8' 10" x 5' 8" (2.69m x 1.73m)

BEDROOM 4' 9" x 8' 6" (2.84m x 2.59m)

CONSERVATOR Y 19' 3" x 8' 7" (5.87m x 2.62m)

## UPSTAIRS LANDING

BEDROOM 1 14' 3" x 8' 6" (4.34m x 2.59m)

ENSUITE 10' 5" x 5' 5" (3.18m x 1.65m)

BEDROOM 2 13' 4" x 9' 6" (4.06m x 2.9m)

BEDROOM 3 10' 7" x 9' 7" (3.23m x 2.92m)

## OUTSIDE

### FRONT GARDEN

### DRIVEWAY PARKING

GAR AGE 16' 5" x 8' 4" (5m x 2.54m)

### REAR GARDEN

### SWIMMING POOL

1ST FLOOR

GROUND FLOOR



**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		74 C
55-68	D	66 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.

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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