

£399,995
1 Green Road
Stubbington, PO14 2HF

PROPERTY SUMMARY

This spacious three-bedroom end-of-terrace home is ideally located on the popular Green Road in Stubbington, just a short walk from the village centre and within the catchment for the highly regarded Crofton Anne Dale Infant & Junior Schools and Crofton Senior School. The property offers a bright dual-aspect lounge/diner, a well-equipped kitchen with ample storage, and a convenient downstairs WC. Upstairs there is three generously sized double bedrooms, two with built-in wardrobes, a family bathroom, and a separate WC. A standout feature is the large rear garden, offering excellent potential for extension (subject to planning) or a garden office, while still providing plenty of outdoor space. Additional benefits include owned solar panels, an EV charging point, a driveway, and a garage in a nearby block. With its great location and exciting potential, this home must be viewed to be fully appreciated, contact our Stubbington office today to arrange your viewing.





PORCH

HALLWAY

LOUNGE/DINER 18' 2" x 11' (5.54m x 3.35m)

KITCHEN 18' 8" x 6' 8" (5.69m x 2.03m)

WC 5' 7" x 2' 9" (1.7m x 0.84m)

LANDING

MASTER BEDROOM 13' 5" x 12' 9" (4.09m x 3.89m)

BEDROOM TWO 12' 4" x 10' 1" (3.76m x 3.07m)

BEDROOM THREE 8' x 7' 2" (2.44m x 2.18m)

BATHROOM 5' 8" x 4' 8" (1.73m x 1.42m)

WC 4' 7" x 2' 8" (1.4m x 0.81m)

OUTSIDE

REAR GARDEN

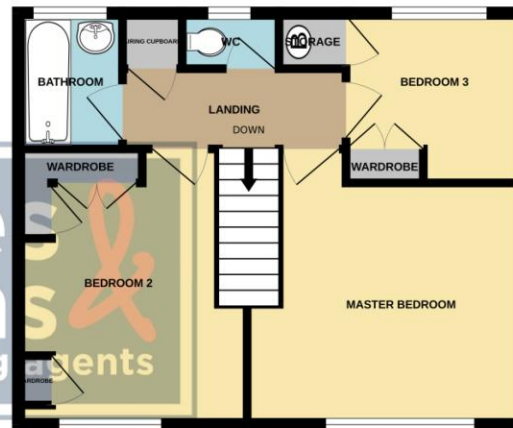
DRIVEWAY

SINGLE GARAGE IN BLOCK

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		92 A
81-91	B		
69-80	C	78 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.

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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