

£425,000

66 Stubbington Lane

Stubbington, PO14 2PE

PROPERTY SUMMARY

Boasting a fantastic plot, this three bedroom circa 1920's - 1930s semi-detached house is situated in the popular location of Stubbington Lane and is within easy reach of Hill Head Beach and Stubbington Village. This family home falls within the catchment area for the popular Crofton Hammond Infant and Junior Schools, and Crofton Senior School. The property has been modernised throughout by the current owner and offers generous accommodation throughout. As you enter the property, the bright and open entrance hallway guides you to the cosy, bay fronted lounge, the refitted kitchen adjacent to the separate dining room and the conservatory/utility to the rear. Recently added is also a downstairs shower room, providing convenience and practicality. Upstairs, three well-proportioned bedrooms and a new shower room complete this brilliant home. Outside, the large front and rear gardens are striking and beautifully maintained. There is a summer house/office and garage to the rear also. With driveway parking, gas central heating throughout and heaps of character and potential, this property is not to be missed. Call us now in our Stubbington Branch to book in your viewing and avoid missing out.





ENTRANCE HALL

LOUNGE 14' 4" x 11' 6" (4.37m x 3.51m)

DINING ROOM 13' 4" x 9' 6" (4.06m x 2.9m)

KITCHEN 13' 3" x 7' 10" (4.04m x 2.39m)

CONSERVATORY 14' 8" x 7' 3" (4.47m x 2.21m)

DOWNSTAIRS SHOWER ROOM 6' 10" x 3' 2" (2.08m x 0.97m)

LANDING

BEDROOM 1 12' 3" x 9' 10" (3.73m x 3m to wardrobes)

BEDROOM 2 13' 4" x 9' 7" (4.06m x 2.92m)

BEDROOM 3 9' 11" x 7' 11" (3.02m x 2.41m)

SHOWER ROOM 5' 10" x 4' 9" (1.78m x 1.45m)

OUTSIDE

FRONT GARDEN

DRIVEWAY PARKING

LARGE REAR GARDEN

GARAGE

SUMMER HOUSE/HOME OFFICE 11' 8" x 8' 3" (3.56m x 2.51m)

GROUND FLOOR



1ST FLOOR



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

**Jeffries
Dibbens &**
estate and letting agents

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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
Dibbens &**
estate and letting agents

OFFICE ADDRESS

18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT

01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk