

**£360,000**

**20 Kingsmead Avenue**

Stubbington, PO14 2NL

## PROPERTY SUMMARY

A beautifully presented three-bedroom semi-detached home, superbly located within easy walking distance of Stubbington Village, Lee-on-the-Solent beach and highly regarded local schools. From the wide and welcoming entrance hallway, the property offers a bright 13ft living room opening into a separate dining room and a modern fitted kitchen. Upstairs are two generous double bedrooms with built-in storage, alongside a versatile third bedroom ideal as a single or home office, and a stylish refitted bathroom. Outside, the south-east facing rear garden provides excellent privacy and includes a new shed, while a garage and newly laid block-paved driveway offer ample parking. With its blend of space, style and convenience, this is an ideal family home in a sought-after location. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out.





## **ENTRANCE HALLWAY**

**KITCHEN** 10' x 7' 6" (3.05m x 2.29m)

**DINING ROOM** 10' x 9' 1" (3.05m x 2.77m)

**LOUNGE** 13' 11" x 10' 1" (4.24m x 3.07m)

## **UPSTAIRS LANDING**

**BEDROOM 1** 13' 7" x 9' 11" (4.14m x 3.02m)

**BEDROOM 2** 11' 2" x 8' 10" (3.4m x 2.69m)

**BEDROOM 3** 10' 1" x 6' 8" (3.07m x 2.03m)

## **BATHROOM**

## **OUTSIDE**

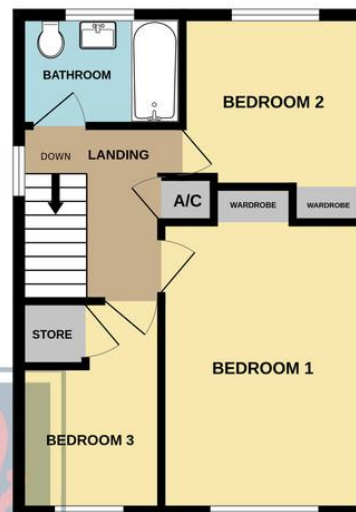
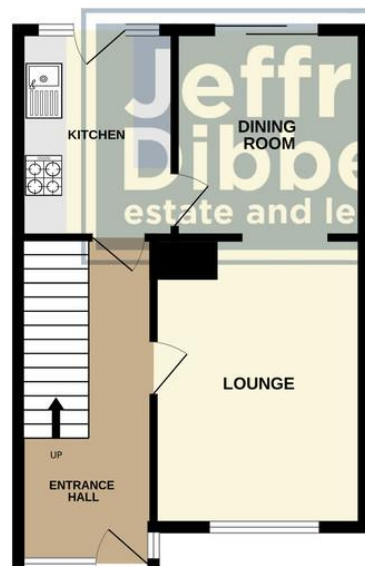
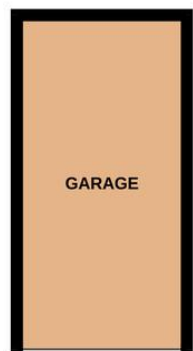
## **DRIVEWAY PARKING**

**SINGLE GARAGE** 16' x 8' 2" (4.88m x 2.49m)

## **REAR GARDEN**

GROUND FLOOR

1ST FLOOR



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 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 &**  
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