

£495,000
28 Puffin Crescent
Stubbington, PO14 3LG

PROPERTY SUMMARY

We are proud to offer this immaculate four bedroom detached family home situated on the quiet cul-de-sac of Puffin Crescent, central to both Stubbington Village and Hill Head Beach. This property also falls within the catchment area for popular Crofton Anne Dale Infant & Junior schools and Crofton Senior School. The property has been renovated by the current owner to a high standard and benefits from a modern open plan kitchen/diner with roof lanterns and bi-fold doors opening up to the landscaped rear garden. Other benefits include a utility room, a separate lounge, and a downstairs WC. Upstairs consists of four bedrooms and a modern family bathroom, with the master bedroom benefiting from built in wardrobes. With an integral garage with an electric roller door and ample off road parking, this property is not to be missed so call us in our Stubbington Office today.





ENTRANCE HALL

LOUNGE 21' 5" x 11' 6" (6.53m x 3.51m)

KITCHEN/DINER 22' 11" x 12' 1" (6.99m x 3.68m)

UTILITY ROOM 11' 7" x 11' 1" (3.53m x 3.38m)

CLOAKROOM

LANDING

BEDROOM 1 11' 9" x 9' 1" (3.58m x 2.77m)

BEDROOM 2 11' 9" x 8' 1" (3.58m x 2.46m)

BEDROOM 3 9' 6" x 8' (2.9m x 2.44m)

BEDROOM 4 9' 6" x 6' 10" (2.9m x 2.08m)

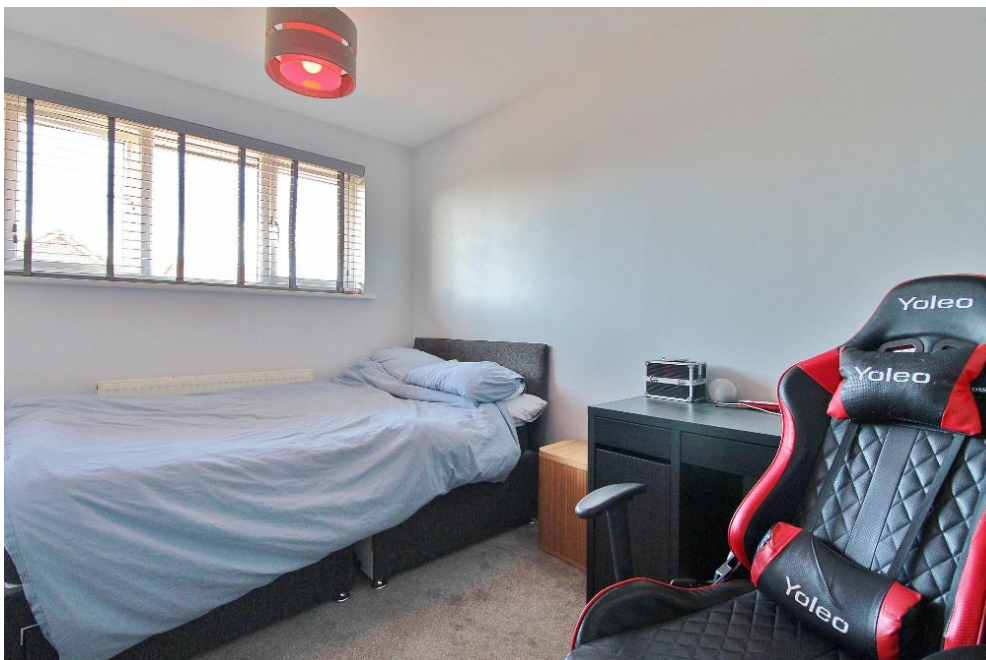
BATHROOM 7' 8" x 6' 6" (2.34m x 1.98m)

OUTSIDE

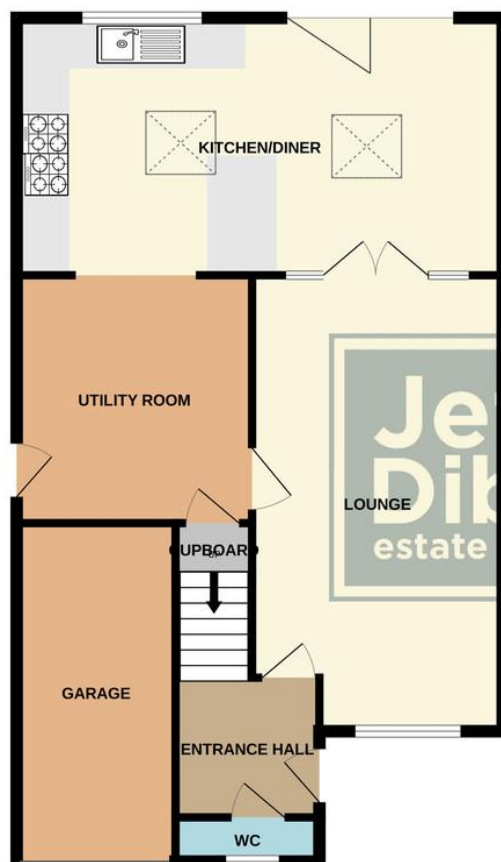
DRIVEWAY PARKING

REAR GARDEN

GARAGE



GROUND FLOOR



1ST 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		82 B
69-80	C		
55-68	D	65 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

**Jeffries
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