

**£399,995**  
**39 The Waters**  
PO17 5EL



## PROPERTY SUMMARY

Situated in the highly sought after Funtley Village, this three / four bedroom detached family home with off road parking is now available for viewings. With the downstairs providing a contemporary kitchen / diner, a bright and airy lounge room, a handy WC, and an additional reception room that is currently being used as a bedroom. Upstairs, there are three well proportioned bedrooms and a modern bathroom. The property also benefits from a low maintenance rear garden and a driveway parking at the front. We strongly recommend all those who are interested to call us now!





## **ENTRANCE HALL**

**KITCHEN/DINER** 24' 5" x 8' 0" (7.44m x 2.44m)

**LOUNGE** 20' 2" x 9' 11" (6.15m x 3.02m)

**FAMILY ROOM/BEDROOM** 14' 0" x 8' 3" (4.27m x 2.51m)

**WC**

**LANDING**

**BEDROOM 1** 11' 5" x 10' 1" (3.48m x 3.07m)

**BEDROOM 2** 14' 9" x 8' 1" (4.5m x 2.46m)

**BEDROOM 3** 9' 5" x 8' 7" (2.87m x 2.62m)

**BATHROOM**

**REAR GARDEN**



GROUND FLOOR



1ST FLOOR



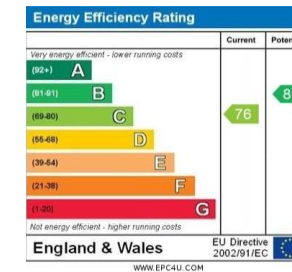
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 D

**VIEWINGS**  
By prior appointment only



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**

6 West Quay House, 20 West  
Street, Fareham, Hampshire,  
PO16 0LG

**CONTACT**

01329 888 328  
fareham@dibbensproperty.co.uk  
www.jdea.co.uk