

£325,000
25 Funtley Hill
Fareham, PO16 7UY

Offered with No Forward Chain and in the sought after location of Funtley Village, Jeffries & Dibbens is thrilled to present this two bedroom detached home in need of modernisation to the market. The downstairs comprises a porch, a separate dining room, a lounge room, a fitted kitchen and a family bathroom. Additionally, there is a utility room, an airing cupboard and a conservatory at the rear of the property. Upstairs boasts two good size bedrooms, with the main bedroom benefiting from a dressing room and an en-suite shower room. Externally, there is a good size west facing garden, a garage and off the road parking. Viewings are highly advised, so call our Fareham office now to arrange your viewing!





PORCH

DINING ROOM 11' 11" x 11' 6" (3.63m x 3.51m)

LOUNGE 11' 5" x 10' 10" (3.48m x 3.3m)

KITCHEN 16' 11" x 9' 9" (5.16m x 2.97m)

HALL

BATHROOM 8' 3" x 5' 2" (2.51m x 1.57m)

UTILITY ROOM 12' 5" x 5' 9" (3.78m x 1.75m)

AIRING CUPBOARD

CONSERVATORY 8' 8" x 7' 1" (2.64m x 2.16m)

LANDING

DRESSING ROOM 11' 7" x 9' 8" (3.53m x 2.95m)

BEDROOM 1 17' 1" x 12' 10" (5.21m x 3.91m)

ENSUITE

BEDROOM 2 11' 6" x 8' 11" (3.51m x 2.72m)

GARDEN

GARAGE

GROUND FLOOR



1ST FLOOR



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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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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