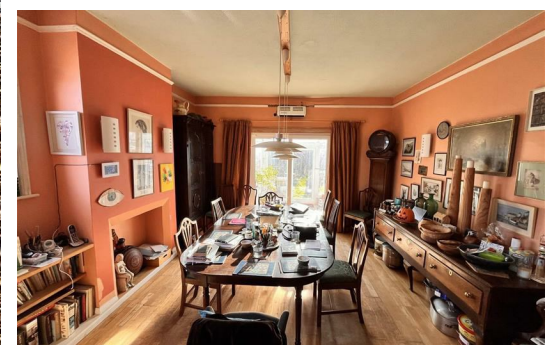
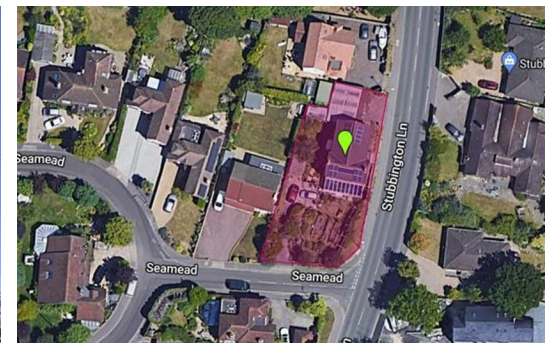




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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**5 Bed
House - Detached
located in Stubbington**



160 Stubbington Lane Stubbington Fareham

Asking Price £565,000
Freehold



Situated conveniently between Stubbington Village and Lee on The Solent, this five double bedroom detached residence has the benefit of two reception rooms and two bathrooms. Situated on a generous plot with double garage and driveway parking, the property requires some updating but the versatile accommodation on offer will suit many a discerning purchaser. Just a short walk to the beach, and with a solar panel energy source, this property really does have to be viewed to appreciate

Entrance Porch

UPVC double glazed elevations, UPVC front door into:

Kitchen/Diner

25'11" x 14'9"

Double glazed window to front elevation, fitted wall and base cupboard/drawer units with work tops over, inset sink unit, integrated four burner gas hob, eye level oven, space for underwork top fridge, space for underwork top freezer, sliding patio doors to conservatory, space for table and chairs, water softener, walk-in larder cupboard, archway to inner hallway.

Inner Hallway

Turning staircase to first floor with window at half height, lift to first floor, doors to sitting room, study, utility and cloakroom, door to rear porch.

Conservatory

27'11" x 8'1"

UPVC double glazed elevations upon a dwarf brick wall under a glass roof, French doors to garden.

Study

14'8" x 12'1"

Double glazed window to front elevation, wood flooring, air conditioner/heater.

Utility Room

11'3" x 7'10"

Double glazed window to rear elevation, inset stainless steel sink, air conditioner/heater, space for fridge freezer, plumbing for washing machine, space for tumble dryer, Aircon/heater unit

Downstairs Cloakroom

Double glazed window to rear elevation, low level WC, pedestal wash hand basin, double door storage cupboard with further storage cupboards above, radiator.

Lift

One person lift to first floor landing.

Sitting Room

15'1" x 14'1"

Sliding double glazed patio doors to conservatory, log burner, double glazed window to side elevations.

First Floor Landing

12'8" x 10'0"

Access to airing cupboard housing hot water tank, stripped wood floorboards, access to partly boarded loft with light, doors to all bedrooms and family bathroom.

Cloakroom

Double glazed window to rear elevation, wall mounted corner wash hand basin, WC, radiator.

Master Bedroom

15'2" x 14'5"

Double glazed window to front and rear elevations, vanity sink area, stripped wood flooring, radiator.

Guest Bedroom

13'3" x 11'3"

Double glazed window to front and side elevations, stripped wood flooring, door to:

En-Suite Bathroom

Fitted corner bath with separate shower over, low level WC, wall mounted wash hand basin, chrome heated towel rail.

Bedroom Three

14'7" x 12'0"

Double glazed window to front and side elevations, vanity sink unit, radiator.

Bedroom Four

UPVC double glazed windows to rear and side elevations, stripped wood flooring.

Bedroom Five

11'3" x 10'0"

Double glazed window to front elevation, vanity sink area, radiator.

Family Bathroom

Fitted with a four piece bathroom suite comprising of fully tiled corner shower cubicle, panel bath, wall mounted wash hand basin, low level WC, radiator. Double glazed window to rear elevation.

Rear Garden

Fully fence enclosed with a south facing aspect, long driveway to the rear of the property, majority of garden currently used as a vegetable patch.

Double Garage/Workshop

27'9" x 23'1"

With power and light and water.

Storage Shed

15'10" x 8'9"

With power and light, window and door to front, further door into double garage.

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to

satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

160 Stubbington Lane

Standard construction under a tiled roof. Heating Source-log burner, electric heaters, gas central heating, Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax G. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk>

We understand that there is spray foam insulation in the loft area. The vendor has experienced no flooding issues and is not aware of any planning applications that will impact their property, you should though visit Fareham Borough Councils planning portal to satisfy yourself.

Solar Panels

Owned outright. Further details TBC.



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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