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**Directions**



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**3 Bed  
House - End Terrace  
located in Stubbington**





# 10 Leviathan Close Stubbington Fareham PO14 3SF

Asking Price £435,000  
Freehold



A very well extended deceptive in size and very well presented three double room property offering versatile accommodation throughout. The property was previously four bedrooms and could be easily reinstated as so, has large L shaped kitchen/dining room, large lounge, separate larger dining room (potential for ground floor bedroom) with cloakroom off, and large family bathroom with separate shower cubicle. Outside the property has a deceptive in size corner plot rear garden, driveway for two cars and garage.

## Front Door

Into

## Entrance Hallway

Skimmed covered ceiling, radiator. Doors to:

## Lounge

20'6" x 13'10"

Skimmed covered ceiling, window to side elevation, feature fire surround, access to 2 x storage cupboards, 2 x radiators.

## Dining Room/Possible Bedroom

13'3" x 9'0"

Skimmed covered ceiling, window to rear elevation, radiator. Door to:

## Downstairs Cloakroom

8'11" x 3'4"

Skimmed covered ceiling, window to rear elevation, access to roof void, W.C, pedestal wash basin, radiator.

## Kitchen/Dining Room

An L shaped room with skimmed covered ceiling, 2 x windows to front elevation, 2 x windows to side elevation, door to rear garden, extensive range of modern wall and base units with work surface over, inset 1 1/2 bowl sink with mixer tap, integrated dishwasher, space for cooker range, space and plumbing behind cupboard door for washing machine and tumble drier, concealed combination boiler, space for table and chairs, radiator.

## First Floor Landing

An L shaped first floor landing with skimmed covered ceiling, access to roof void, access to storage cupboard. Doors to:

## Master Bedroom

14'9" x 10'9"

Skimmed covered ceiling, window to front elevation, radiator.

## Bedroom 2

15'2" x 7'11"

Previously two bedrooms, skimmed ceiling, window to rear elevation x 2, radiator.

## Bedroom 3

11'0" x 8'4"

Textured covered ceiling, window to rear elevation, radiator.

## Family Bathroom

8'9" x 5'5"

Skimmed ceiling, window to front elevation, window to front elevation, suite comprising panel bath, separate Quad style shower cubicle, wash basin with vanity storage, w.c with concealed cistern, heated towel rail.

## Outside

### Front Garden

Laid to gravel.

### Driveway

Offering off road parking. Leading to:

### Garage

Up and over door, power and light.

### Rear Garden

A large corner plot garden, laid to an extensive lawn with

borders and hedgerow, further areas laid to patio and decking, space for garden sheds etc, side pedestrian access.

## 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.

## Leviathan Close

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

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.



**Energy Efficiency Rating**

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

England & Wales EU Directive 2002/91/EC

STUBBINGTON  
10 Leviathan Close  
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