



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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**2 Bed  
Bungalow - Detached  
located in Stubbington**



**41 East House  
Avenue  
Stubbington  
Fareham  
PO14 3DE**

Asking Price £445,000  
Freehold



**Garage**

16'8" x 7'7"

Up and over door, power and light, window to rear elevation, personal internal door.

A beautifully presented and extended two double bedroom detached bungalow situated within walking distance to the village with potential to create an En-Suite to the Master bedroom. The property has many benefits including an L shaped Lounge & Dining room, large 18' kitchen/breakfast room, conservatory, and separate cloakroom, outside there is a resin coated driveway offering off road parking leading to the garage, and beautiful mature landscaped rear garden.

**Front Door**

Into:

**Entrance Hall**

Textured ceiling, telephone point, access to airing cupboard, storage heater, loft void.

**Lounge**

22'6" x 12'7"

Textured ceiling, PVCu double glazed bay window to front elevation and further window to front, electric feature fireplace, storage heater, television point.

**Dining Room**

21'0" (max into lounge) x 8'0"

Textured ceiling, PVCu double glazed window to side elevation, storage heater.

**Kitchen/Breakfast Room**

18'3" x 9'9"

Skimmed ceiling, PVCu double glazed window to side elevation and rear, fitted range of wall and base/drawer units with work surface over, integrated fridge/freezer, plumbing for washing machine, eye level double oven, electric hob, space for table, door to:

**Inner Hall**

Doors to:

**Cloakroom**

Skimmed ceiling, suite comprising WC, vanity wash basin, window to side, heated towel rail, space for tumble dryer.

**Conservatory**

9'8" x 9'5"

Constructed under a poly carbonate roof with PVCu double glazed elevations with door open to rear garden.

**Bedroom 1**

17'0" x 12'7"

Textured ceiling, PVCu double glazed window to rear elevation, fitted wardrobes, air con/heater unit, wash hand basin.

**Bedroom 2**

10'4" x 9'10"

Textured ceiling, PVCu double glazed window to side elevation.

**Shower Room**

6'10" x 5'2"

Textured ceiling, PVCu double glazed window to side elevation, suite comprising WC, vanity wash basin, heated towel rail, extractor fan.

**Outside**

**Frontage**

Resin coated driveway offering parking for several vehicles enclosed with a brick wall and double gates. With a further pedestrian gate leading to front door with raised beds and shrubs borders.

**Rear Garden**

A beautifully landscaped rear garden mainly laid to lawn with further area laid to patio with seating area, hard standing for a shed and greenhouse, raised beds, pond surrounded with flowers, side access to front.



**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  
3334  
B3334  
Lewsole Ln E  
Stubbington Ln  
Broom Way

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