

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.  
Made with Metropix ©2024.



**Contact**

25 Stubbington Green  
Fareham  
Hampshire  
PO14 2JY

E: [hello@chambersagency.co.uk](mailto:hello@chambersagency.co.uk)

T: 01329665700

<https://www.chambersestateagency.com/>



4  
Bells Lane  
Stubbington  
Fareham  
Hampshire  
PO14 2BA



01329665700

Stubbington

# 4 Bells Lane Stubbington Fareham PO14 2BA

Offers In Excess Of £450,000  
Freehold



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.

## Bells Lane

No forward chain! A versatile detached property situated in a popular location a short walk to the village, local schools and of course the beach, and offering bags of potential to extend. The property offers flexible accommodation comprising Lounge, Dining Room, Downstairs Bedroom/Study, Kitchen, & conservatory to the ground floor, with two double bedrooms and bathroom to the first. Outside the property has driveway parking for a number of cars leading to garage, large covered storage/utility area and private southerly aspect rear garden. View today to avoid disappointment!

### Front Door

Into:

### Entrance Hallway

Skimmed ceiling, radiator. Doors to:

### Lounge

20'5" x 12'6"

Skimmed ceiling, window to front elevation, feature fireplace with open flue, 2 x radiators.

### Dining Room

8'9" x 7'10"

Skimmed ceiling, door to covered storage, radiator.

### Bedroom 3/Study

10'11" x 7'5"

Skimmed ceiling, door to conservatory, radiator.

### Conservatory

8'11" x 7'10"

Constructed from PVCu double glazed elevations under a poly carbonate roof, door to rear garden.

### Kitchen

12'4" x 7'11"

Skimmed ceiling, windows to rear and side elevations, fitted wall and base units with work surface over, inset 1 1/2 bowl sink with mixer tap, wall mounted boiler, space for slot in cooker, fridge/freezer and tumble drier, plumbing for washing machine.

### First Floor Landing

Skimmed ceiling, access to double door storage cupboard. Doors to:

### Bedroom 1

13'3" x 11'2"

Skimmed ceiling, window to rear elevation, access to airing cupboard with hot tank, built in wardrobes, radiator.

### Bedroom 2

12'7" x 11'2"

Skimmed ceiling, window to front elevation, built in wardrobes, radiator.

### Family Shower Room

7'6" x 5'5"

Skimmed ceiling, window to side elevation, double shower cubicle, W.C, wash hand basin, heated towel rail.

### Outside

### Driveway

Offering off road parking for several cars. Leading to:

### Garage

17'9" x 8'6"

Electric up and over door, power and light, personal door to:

### Covered Side Storage/Utility Area

25'8" x 7'8" mean

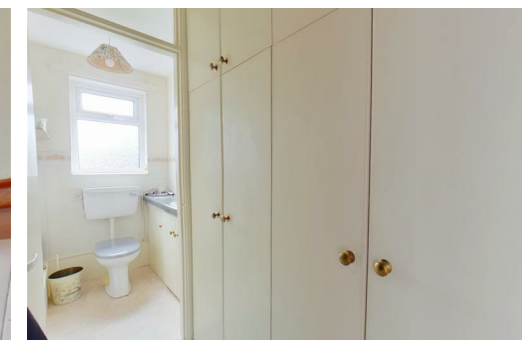
Enclosed area, paved with poly carbonate roof and double glazed door and window to rear elevation.

### Rear Garden

A fully enclosed southerly aspect rear garden offering a degree of privacy, mainly laid to lawn with flower borders, further area laid to patio, side pedestrian access.

### Disclaimer

These particulars are believed to be correct and have been



Energy Efficiency 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		

