



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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**46 Stubbington Lane
Stubbington
Fareham
PO14 2PW**

£425,000
Freehold

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MUST BE VIEWED! Situated in a favourable position close to both the village and local beach, this detached bungalow requires TLC and updating but offers versatile accommodation over two floors. The property briefly comprises Lounge open to Dining room, Kitchen/Breakfast room, two double bedrooms, large conservatory and family bathroom to the ground floor, with two bedrooms to the first floor. Outside the property offers plenty of off road parking leading to detached garage and larger than average westerly rear garden. This property is offered with No forward so please call Chambers Sales & Lettings today 01329 665700.

Front Door

Into:

Entrance Hallway

Textured ceiling, radiator. Doors to:

Lounge

15'7" x 11'11"

Walk in bay window to front elevation, feature parquet style flooring, feature brick fireplace. Open to:

Dining Room

9'1" x 8'4"

Textured ceiling, window to side elevation, radiator.

Kitchen/Breakfast Room

11'6" x 11'5"

2 x windows to side elevation, fitted wall and base units with work surface over and inset sink with tap, space for fridge/freezer and slot in cooker, plumbing for washing machine, floor mounted boiler, access to larder cupboard, radiator, door to conservatory.

Conservatory

Constructed from brick and PVCu double glazed elevations under a poly carbonate roof, French style doors to garden.

Family Bathroom

7'6" x 7'2"

Window to side elevation, suite comprising panel bath, pedestal wash basin, W.C, radiator.

Bedroom 1

13'2" x 11'1"

Walk in bay window to front elevation, fitted range of wardrobes offering hanging and shelf space, radiator.

Bedroom 2

11'5" x 11'5"

Textured ceiling, window to rear elevation, stairs to first floor, radiator.

First Floor Landing

Doors to:

Bedroom 3

13'2" x 11'5" nar 6'10"

Window to side elevation, cupboard with access to eaves storage, radiator.

Bedroom 4

11'0" x 8'11" nar 4'11"

Window to side elevation, built in cupboard, radiator.

Outside

Front Garden

A mature area laid to lawn with borders.

Driveway

Offering off road parking. Leading to:

Detached Garage

18'11" x 8'5"

Up and over door, power, personal door to:

Rear Garden

A larger than average private west facing rear garden, mainly laid to lawn with borders and further area laid to patio, side pedestrian gateway to driveway area.

Stubbington Lane

Standard construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax E. 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.

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.

