



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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Stubbington

**127 Stubbington Lane
Stubbington
Fareham
PO14 2PB**

Asking Price £585,000
Freehold

 3
  2
  3
 



A very versatile and spacious detached chalet bungalow offered in very good order throughout. Currently the property offers large re-fitted kitchen/dining room, large orangery with bi-fold doors opening onto the garden, Master bedroom with both En-Suite Dressing Room (potentially a further double bedroom, and En-Suite Shower Room, and Sitting room to the ground floor, with two further double bedrooms to the first floor, one offering potential for a further En-Suite, and Family Bathroom. Outside the property is accessed via a private driveway for numbers 127 & 127a leading to the properties private driveway for several vehicles, along with modern double bay carport and garage. An early viewing is essential to appreciate the size and quality of accommodation on offer.

Entrance Hallway
Textured ceiling, access to cloaks cupboard, 2 x radiators. Doors to:

Sitting Room
19'0" x 12'11"
Skimmed covered ceiling, windows to side and front elevations, feature fireplace with fitted fire, 2 x radiators.

Kitchen/Dining Room
An L shaped Room

Kitchen Section
21'9" x 11'11"
Skimmed covered ceiling, window to front elevation, re-fitted range of modern wall and base units with Quartz work surface over, inset sink with mixer taps, built in 3 x AEG ovens, built in AEG microwave oven, 5 burner hob with feature canopy, built in full height fridge and freezer units, integrated dishwasher, space heater. Open to:

Dining Section
12'9" x 8'11"
Skimmed covered ceiling, Bi-fold doors to orangery, fitted wall and base units with work surface over, plumbing for washing machine, personal door to garage and door to garden, space for dining table and chairs.

Orangery
14'11" x 12'11"
Constructed from brick and PVCu double glazed elevations with Bi-fold doors to rear garden, door into hallway, vertical radiator.

Master Bedroom
12'11" x 12'11"
Skimmed covered ceiling, French style doors to rear garden, radiator. Open to:

Dressing Room
12'11" x 7'11"
Skimmed ceiling, window to side elevation, fitted range of wardrobes to one wall, fitted dressing table, radiator.

En-Suite Shower Room
8'7" x 6'10"
Skimmed ceiling, window to rear elevation, re-fitted suite comprising Quad shower cubicle, his and hers wash basins with vanity storage, W.C with concealed cistern, floor to ceiling tiling, heated towel rail, radiator.

Downstairs Cloakroom
Skimmed ceiling, window to front elevation, W.C, wash hand basin with vanity storage cupboard, radiator.

First Floor Landing
Skimmed ceiling, access to storage cupboard, access to boiler cupboard. Doors to:

Bedroom 2
13'5" x 11'2"
Skimmed ceiling, window to front elevation, Velux style window, built in wardrobes, radiator.

Bedroom 3
18'4" x 8'10"
Skimmed ceiling, window to side elevation, access to eaves storage, radiator. Open to

Potential En-Suite
9'10" x 6'5"
Skillen ceiling, Velux style window, access to eaves storage.

Outside
Private Access Driveway
Private access driveway servicing numbers 127 & 127a. Leading to:

Driveway
Private driveway offering off road parking for several vehicles. Double bay modern carport providing covered parking.

Covered Side Storage
29'1" x 5'5"
Fully enclosed with doors to front and rear elevations.

Rear Garden
A fully enclosed garden with areas laid to lawn and decking, feature seating area, outside taps, lighting and power, pedestrian gateway, and further area laid to paved patio.

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	

