

GROUND FLOOR

1ST FLOOR



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

**131 Stubbington Lane  
Stubbington Fareham  
PO14 2NF**

Asking Price £350,000  
Freehold

 2  
  1  
  2  
  C



An opportunity to purchase one of only four cottages, built by the current owners great Grand mother several decades ago. These cottages historically would have been occupied by the nursery workers to the adjoining Nursery, and as such the properties came with a much larger plot (144' x 26'6") to allow the workers to grow their own vegetables. Due to the size of the plot we fully expect any potential purchaser to be interested in the huge potential to construct a wraparound extension to the current property, subject to planning permission. Currently the cottage comprises Living Room, Kitchen/Dining Room, Bathroom and Separate Cloakroom to the ground floor, with two double bedrooms to the first floor. Arrange an early inspection to avoid disappointment!

**Front Door**

Into:

**Entrance Hallway**

**Sitting Room**

14'8" x 11'1"

Textured ceiling, bay window to front elevation, radiator.

**Kitchen/Dining Room**

14'4" x 13'0"

Textured ceiling, window to side elevation, access to under stairs storage cupboard, access to boiler cupboard housing combination boiler, radiator.

**Lobby**

Textured ceiling. Doors to:

**Cloakroom**

Window to rear elevation, W.C, radiator

**Bathroom**

5'6" x 5'0"

Skimmed ceiling, window to rear elevation, suite comprising panel bath, wash basin with vanity cupboard below, radiator.

**First Floor Landing**

Skimmed ceiling. Doors to:

**Bedroom 1**

14'5" max x 13'1"

Skimmed ceiling 2 x windows to rear elevation, fitted wardrobes, access to roof void, radiator.

**Bedroom 2**

13'5" x 12'5"ax

Textured ceiling, 2 x windows to front elevation, alcove for wardrobe, radiator.

**Outside**

**Driveway**

Offering off road parking for a number of cars, with double gates to the side of the property measuring approx 3.69 mtrs.

**Rear Garden**

A fully enclosed much larger than average rear garden extending to some 144' 4" in depth and 26' 6" wide.

Agents Note: Subject to planning, due to the size of the plot their is huge potential to put a sizeable wraparound extension to the side and rear of the property.

**Plot**

144'4" x 26'6"



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		71	
EU Directive 2002/91/EC			

