

GROUND 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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5  
Belmont Close  
Stubbington  
Fareham  
PO14 2QF



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Stubbington

# 5 Belmont Close Stubbington Fareham PO14 2QF

£330,000  
Freehold

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Welcome to Belmont Close, a requested but rarely available Cul-De-Sac with its convenient cut way access through to the village. This very well presented property comes with driveway parking (with potential for more), with further area of driveway parking in front of the detached garage. The property comes with vacant possession and briefly comprises two bedroom, lounge, kitchen, shower room and sun room, with well presented private rear garden. Arrange your viewing today as bungalows in Belmont Close always attract a great degree of interest.



**Front Door**  
Into:

**Entrance Hallway**  
Accessed via a UPVC front door, access to partly boarded loft with light.

**Lounge**  
15'1" x 12'4"  
Double glazed window to front elevation, fireplace, radiator.

**Garage**  
15'1" x 8'4"  
Detached garage with up and over door.

**Hard Stand**  
To the front of the garage and behind access gates.

**Rear Garden**  
A fully enclosed rear garden with areas laid to lawn and patio, with handy storage area to the rear of the garage for garden sheds etc.

**Kitchen**  
9'11" x 8'10"  
Double glazed window to side elevation, fitted with a range of wall and base cupboard/drawer units with work surfaces over, inset one and a half bowl sink unit, integrated eye level oven, four burner gas hob, space for slimline dishwasher, space for washing machine, wall mounted Worcester boiler, door to sun room.



**Sun Room**  
9'6" x 5'10"  
Double glazed windows, radiator, door to rear garden.

**Bedroom 1**  
12'10" x 11'0"  
Double glazed window to rear elevation, built in up and over bedroom furniture plus three double wardrobes and fitted six drawer chest, radiator.



**Bedroom 2**  
Double glazed window to front elevation, radiator.

**Shower Room**  
Refitted with a corner shower cubicle, vanity sink unit, concealed WC, fully tiled walls, chrome heated towel rail

**Outside**

**Driveway**  
Offering off road parking for 2 plus cars, leading to shared access to garage.

**Front Garden**  
A Larger than average area, ideal for creating further hardstand for caravan/boat etc.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(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	

