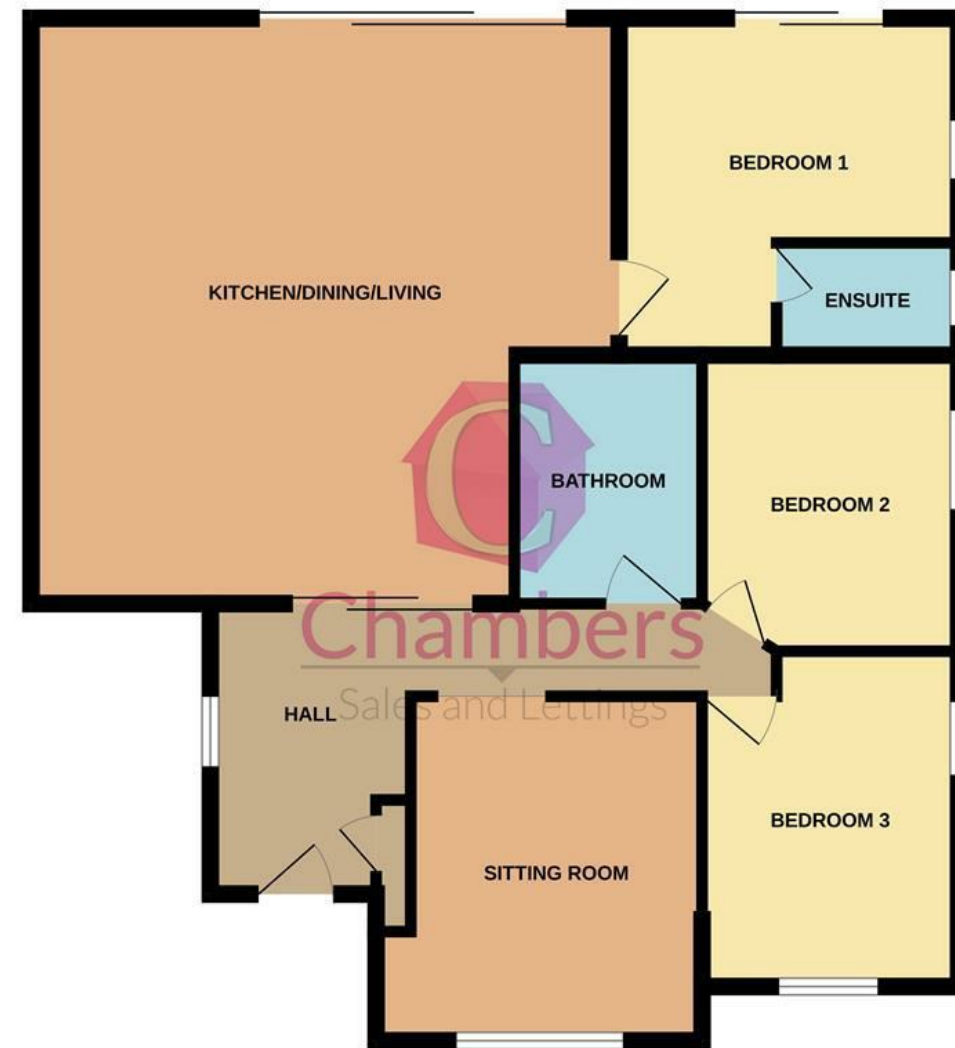
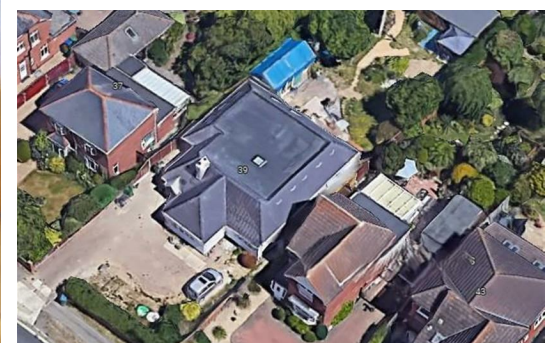
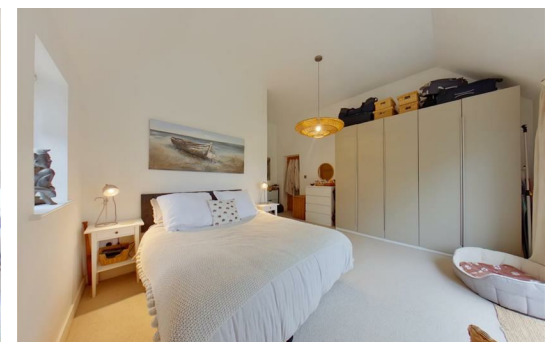


# GROUND FLOOR



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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Stubbington



39 Gosport Road  
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Price Guide £730,000  
Freehold



Front Door

Into:

Entrance Hallway

Skimmed ceiling, Oak flooring, access to storage cupboard, access to boiler/utility cupboard with plumbing for washing machine, window to side elevation, radiator and further designer vertical radiator.

Sitting Room

17'3" x 12'7"

A double pocket door opens to the sitting room with window to front elevation with wooden shutter, skimmed ceiling, fireplace with wood burner, Oak flooring, radiator.

Open Plan Kitchen/Family Room

28'4" max x 24'3" max

A double pocket door opens to this WOW factor room with its vaulted ceiling and five Velux style roof windows, patio doors overlooking the rear garden, Oak flooring with under floor heating, Magnet range of fully fitted two tone wall and base units with Quartz (upstands) and Oak woodblock work tops, breakfast bar and seating area, full height utility storage with plumbing for washing machine and American style fridge/freezer, built in twin A.E.G ovens, induction hob and designer hood over, integrated dishwasher and space for drinks chiller, inset sink with mixer and instant boiling water tap.

Master Bedroom

18'0" max x 14'11" max

Skimmed and vaulted ceiling, window to side elevation, patio doors overlooking rear garden, vertical radiator.

En-Suite Shower Room

Skimmed ceiling, walk in double shower enclosure, vanity basin with storage below, W.C, porcelain flooring, heated towel rail.

Bedroom 2

13'10" x 11'10"

Skimmed ceiling, window to side elevation with wooden shutter, radiator.

Bedroom 3

12'4" x 9'10"

Skimmed ceiling, window to front elevation with wooden shutter, radiator.

Family Bathroom

10'0" x 8'7"

A beautifully re-fitted bathroom with freestanding bath tub and central filler, walk in double shower enclosure, vanity basin with storage below, porcelain flooring, heated towel radiator.

Outside

Driveway

Enclosed by brick walling to the front and laid to decorative coloured gravel, offering off road parking for several vehicles.

Rear Garden

A fully landscaped larger than average rear garden, separated into several designated area including raised vegetable beds, large composite decked patio, lawn and flower bed planted to a Mediterranean theme, various trees and raised garden pond, outside lighting and tap, large garden shed.

Home Office

18'10" x 8'4"

An insulated building with skimmed ceiling, window to rear elevation and French style doors with Oak flooring, power and light. Potentially and due to the proximity to drains, subject to planning permissions there is also annexe potential.

Cabin

22'0" x 13'0"

Currently used as a games room/gym, power and light.

