



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



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£600,000  
Freehold



Situated in a rarely available Cul-De-Sac on a larger than average southerly aspect plot, this four bedroom individually built detached residence offers bags of potential to further extend and improve. The property provides well proportioned accommodation with three reception rooms, kitchen/breakfast room and cloakroom to the ground floor with four bedrooms, En-Suite and family bathroom to the first floor. Outside there is a attached double garage and driveway for a number of cars, with private larger than average southerly rear garden. Do not miss out on this opportunity, arrange an early viewing today!

- Front Door**  
Into:

**Entrance Hallway**  
Textured coved ceiling, radiator. Doors to:

**Lounge**  
21'2" x 12'3" nar 10'0"  
Textured coved ceiling, box bay window to front elevation, patio doors to rear garden, feature brick fire surround, 2 x radiators.

**Dining Room**  
10'1" x 8'8"  
Textured coved ceiling, window to side elevation, radiator.

**Study**  
8'8" x 6'11"  
Textured coved ceiling, window to rear elevation, radiator.

**Kitchen/Breakfast Room**  
13'10" x 8'8"  
Textured coved ceiling, window to rear elevation, door to rear garden, access to under stairs storage cupboard housing wall mounted boiler, fitted range of wall and base units with work surface over, inset 1 1/2 bowl sink with mixer tap, plumbing for washing machine, space for slot in cooker and fridge/freezer, space for breakfast table and chairs, radiator.

**Downstairs Cloakroom**  
Textured coved ceiling, window to front elevation, W.C, wash hand basin with vanity storage below, radiator.

**First Floor Landing**  
Textured coved ceiling, window to rear elevation, access to shelved airing cupboard housing hot tank, access to roof void. doors to:

**Bedroom 1**  
12'2" max x11'2"  
Textured coved ceiling, window to rear elevation, fitted wardrobes, radiator.

**En-Suite Bath Room**  
8'11" x 5'9"  
Textured coved ceiling, window to rear elevation, suite comprising panel bath with independent Mira shower over, separate tiled shower cubicle, W.C, wash hand basin with vanity storage below, radiator.

**Bedroom 2**  
12'2" min x 8'10"  
Textured coved ceiling, window to front elevation, fitted wardrobes, radiator.

**Bedroom 3**  
9'10" x 8'10"  
Textured coved ceiling, window to rear elevation, radiator.

**Bedroom 4**  
9'9" x 8'10"  
Textured coved ceiling, window to front elevation, built in wardrobe, radiator.

**Family Bathroom**  
7'11" x 5'8"  
Textured coved ceiling, window top front elevation, suite comprising panel bath with mixer tap/shower attachment, W.C, wash hand basin with vanity storage cupboard, strip light incorporating shaver point, extractor fan, radiator.

**Outside**

**Driveway**  
Offering off road parking for a number of cars. Leading to:

**Double Garage**  
16'5" x 15'10"  
Electric roller door, power and light, window to side elevation, personal door to rear garden.

**Rear Garden**  
A fully enclosed larger than average southerly aspect rear garden mainly laid to lawn with further area laid to patio, space for garden sheds etc,area to the side of the property ideal for storage, side pedestrian access.

**10 Sumar Close**  
Traditional construction under a tiled roof.  
All mains services connected.  
Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.  
Mobile Coverage: According to Ofcom EE,Three,O2 and Vodafone offer Likely or Limited service, however you must make your own enquiries.  
Parking: Driveway

