



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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Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersestateagency.com/>



24
Westgate
Stubbington
Fareham
PO14 2NY



01329665700

Stubbington

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PO14 2NY

£525,000
Freehold



Porch
Accessed via a composite front door, radiator, further door into:

Entrance Hallway
A turning staircase to first floor with oak and glass ballustrade, access to kitchen, lounge/diner and to:

Refitted Downstairs Cloakroom
Double glazed window to front elevation, inset sink unit with vanity storage, WC, radiator.

Lounge
19'3" x 11'8" max (5.87m x 3.56m max)
Double glazed window to front elevation, TV aerial point, fitted fireplace with gas living flame fire, double doors to dining room, radiator.

Dining Room
9'4" x 8'4" (2.85 x 2.56)
Double glazed window to side elevation, door to kitchen and French doors to Orangery, TV aerial point, radiator.

Kitchen/Breakfast Room
10'6" x 9'3" (3.21 x 2.82)
Fitted with a omprehensive range of high gloss wall and base cupboard/drawer units with work surfaces over, large pull out larder trolley, under unit lighting, inset sink unit with mixer tap, range style cooker to remain, space for dishwasher, space for American style fridge freezer, fitted breakfast table, feature Atrium glass roof with remote comtrolled blinds, TV aerial point, floor level lighting, inset spotligts to ceiling, door to:

Utility Room
8'0" x 5'6" (2.44 x 1.69)
UPVC double glazed window and door to rear garden, stainless steel sink, full height larder/storage cupboard, plumbing for washing machine, inset spotlights to ceiling.

Orangery
A stunning room with two double glazed windows to side elevation, a further two double glazed windows to rear elevation, superb Atrium glass roof with remote controlled fitted blinds, lighting and power points, radiator, bi folding doors to rear garden.

First Floor Landing
Access to partly boarded loft space with fitted ladder and light, access to airing cupboard housing a replaced combi boiler in 2021, doors to all first floor rooms.

Master Bedroom
12'5" x 11'8" (3.79 x 3.56)
Double glazed window to front elevation, fitted sliding door double wardrobe, further fitted sliding door triple wardrobe, fitted headboard and matching bedside cabinets with soft close drawers, TV Aerial point, radiator, door to:

En-suite
Fitted with a fully tiled double shower cubicle, low level WC, wall mounted suspended wash hand basin, inset spotlights to ceiling, radiator.

Bedroom Two
12'1" x 10'4" (3.70 x 3.15)
Double glazed window to front elevation, two double fitted sliding door wardrobes, fitted 5 drawer chest with soft closing drawers, two bedside cabinets and fitted headboard, TV aerial point, radiator.

BedroomThree
10'11" x 10'4" (3.34 x 3.15)
Double glazed window to rear elevation, fitted wardrobes to one wall, radiator

Bedroom Four
8'11" x 7'6" (2.73 x 2.31)
Double glazed window to front elevation, radiator.

Refitted Shower Room
A large walk in shower with glazed screen, inset vanity sink unit, concealed WC, double glazed window to rear elavation, two radiators, two cabinets including light and shaver point.

Garage
21 x 13 max (6.40m x 3.96m max)
An over sized garage with electric roller door, power and light, and personal door to rear garden.

Front Garden
Area laid to lawn adjacent to driveway providing off road parking for several vehicles.

Rear Garden
A fully fence enclosed low maintenence garden offering a lawned area, a large patio, outside tap, two power points, door to garage, side pedestrian access gate and outside security lighting.

Disclaimer
These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

24 Westgate
Traditional construction under a tiled roof.
All mains services connected.
Council ta band E
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

