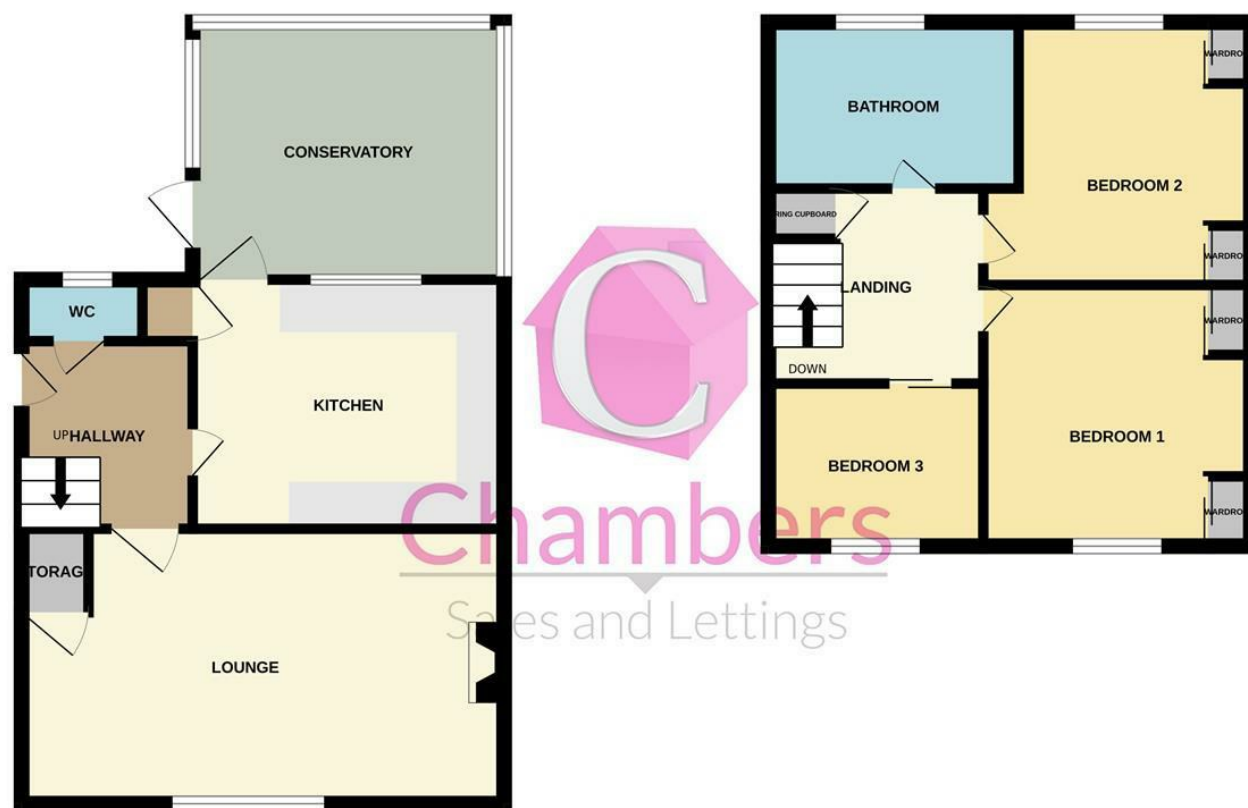
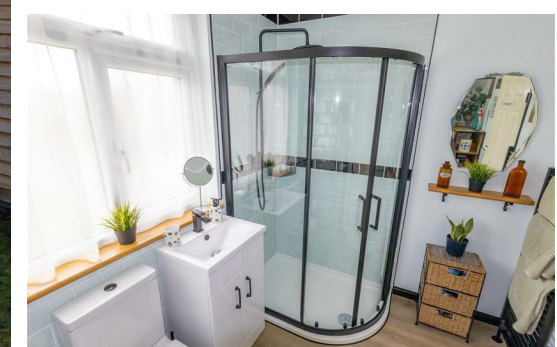


GROUND FLOOR

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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22 Southways
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Offers Over £400,000
Freehold



A much improved older style three bedroom semi detached property situated on a larger than average plot with lots of potential to further extend. The property has many benefits including private westerly rear garden with external insulated studio/home office, newly fitted carpets to the hall stairs and landing and two larger bedrooms, re-fitted kitchen, re-fitted larger bathroom, replacement boiler, well proportioned Lounge/Dining Room and Sun Lounge. The property has lots of off road parking on the driveway with space for garage. View today to avoid disappointment!

Front Door

Entrance Hallway

Skimmed ceiling, storage cupboard, radiator.

Lounge

18'2" mx x 12'5" (5.54 mx x 3.80)

Textured coved ceiling, window to front elevation, access to under stairs storage cupboard, alcove ideal for dining table, laminated flooring, radiator.

Kitchen

11'8" x 9'11" (3.58 x 3.04)

Skimmed ceiling, window to rear elevation, door to conservatory, re-fitted range of modern wall and base units with work surface over, inset sink with mixer taps, built in double oven, hob and hood over, plumbing for dishwasher, space for fridge/freezer, access to larder cupboard, 1/2 tiled walls, laminated flooring, radiator.

Conservatory/Sun Lounge

11'3" x 8'9" (3.44 x 2.68)

With double glazed elevations under a flat roof and insulated walls, laminated flooring, plumbing for washing machine and space for tumble drier, door to rear garden.

Downstairs Cloakroom

Skimmed ceiling, extractor fan, W.C, wall mounted boiler.

First Floor Landing

Skimmed ceiling, window to side elevation, access to roof void, access to airing cupboard housing hot tank.

Bedroom 1

12'5" x 9'3" (3.79 x 2.84)

Skimmed coved ceiling, built in wardrobes, window to front elevation, radiator.

Bedroom 2

9'10" x 9'0" (3.02 x 2.76)

Skimmed coved ceiling, window to rear elevation, fitted wardrobes either side of bed space with box cupboards over, radiator.

Bedroom 3

7'2" x 6'11" (2.20 x 2.11)

Skimmed ceiling, window to front elevation, laminated flooring, radiator.

Family Bathroom

8'8" x 6'7" (2.65 x 2.02)

Skimmed ceiling, window to rear elevation, re-fitted suite comprising bath tub with mixer tap and shower attachment, W.C, wash hand basin with vanity storage, separate fully tiled double Quad shower cubicle, heated towel rail.

Outside

Front Garden

Laid to lawn with borders.

Driveway

Offering off road parking for 3 plus cars. Access gates to rear garden.

Rear Garden

A much larger than average westerly aspect rear garden with private aspect, laid to extensive lawn with borders, further area laid to patio, outside tap and lighting.

Studio

18'5" x 7'4" (5.63 x 2.24)

An insulated unit, skimmed coved ceiling, window to rear elevation, water supply, power and light with fitted desking. Potential for various uses including home office.

Agents Note

Due to the size of plots on offer at Southway' these properties lend themselves to extending to side or rear subject to the appropriate planning permissions.

Property Information

Traditional construction under a tiled roof.

Council: Fareham

Council Tax: C

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE,O2, Three and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Parking: Driveway Parking

