

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

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Asking Price £715,000
Freehold



Entrance Hallway

Textured ceiling, step down to bed 5/Study, radiator.

Lounge

19'7" x 11'8" (5.986 x 3.565)

Pine clad ceiling, bay window to front elevation, patio doors to rear garden, feature fire surround, radiator.

Dining Room

12'8" x 9'7" (3.878 x 2.940)

Pine clad ceiling, window to rear elevation, radiator.

Kitchen/Breakfast Room

15'2" x 12'2" (4.627 x 3.728)

Pine clad ceiling, window to rear elevation window and door to side, fitted wall and base units with work surface over and inset 1 1/2 bowl sink with mixer tap, built in double oven, hob and cooker hood, plumbing for washing machine and dishwasher, space for fridge/freezer, space for breakfast table and chairs, boiler concealed behind base unit.

Bedroom 5/Study

9'4" x 8'1" (2.867 x 2.473)

Textured ceiling, window to front elevation, radiator.

Downstairs Cloakroom

Textured ceiling, W.C, wash hand basin.

First Floor Landing

Textured ceiling, access to roof void, radiator.

Master Bedroom

11'9" x 9'8" (3.585 x 2.966)

Textured ceiling, window to rear elevation, radiator.

En-Suite Dressing room

12'10" x 6'7" incorporating en-suite bathroom (3.936 x 2.008 incorporating en-suite bathroom)

Textured ceiling, window to rear elevation, fitted wardrobes to one wall, fitted vanity table and chest of drawer unit, radiator.

En-Suite Bathroom

Textured ceiling, window to rear elevation, suite comprising panel bath, W.C, pedestal wash basin, fully tiled walls.

Bedroom 2

12'3" x 9'5" (3.753 x 2.871)

Window to front elevation with sea view, built in double and built in single wardrobe, radiator.

Bedroom 3

12'3" x 6'10" (3.754 x 2.085)

Textured ceiling, window to rear elevation, double door wardrobe, radiator.

Bedroom 4

11'8" x 7'6" (3.564 x 2.304)

Textured ceiling, window to front elevation with sea view, 2 x double door wardrobes with box cupboard, radiator.

Family Bathroom

9'6" x 6'3" (2.898 x 1.912)

Textured ceiling, window to front elevation, suite comprising panel bath, pedestal wash basin, W.C, step up to raised shower cubicle, tiled walls, radiator.

Outside

Front Garden

A corner plot frontage with potential for further off road parking, laid to lawn with flower and shrub borders, side pedestrian gateway.

Rear Garden

Enclosed by brick walling and laid to low maintenance paving, greenhouse.

Swimming Pool

25'11" x 11'6" (approx) (7.92 x 3.52 (approx))

A heated swimming pool (new boiler required)with step down and freestanding pool slide.

Pool/Games Room

16'9" x 15'6" (5.126 x 4.736)

Sky light, patio doors to covered pool area, radiator.

Agents Note: Subject to the appropriate permissions the Pool room and changing room would make a great annexe, home office etc.

Changing Room

15'8" x 6'8" (4.776 x 2.044)

Sky light, shower cubicle, sink and seating area, with separate cloakroom with W.C and wash basin.

Driveway

Offering double width off road parking.

Double Garage

16'8" x 16'9" (5.096 x 5.107)

Attached to the Pool room, twin up and over doors one being electric, pool pump and pool boiler (replacement required), door to garden.

