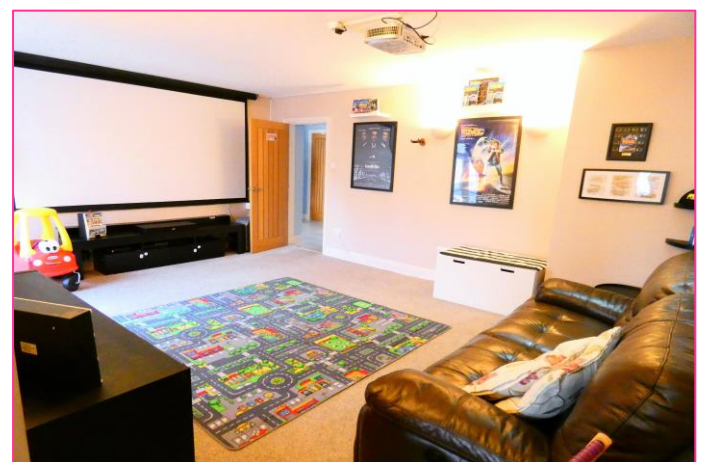
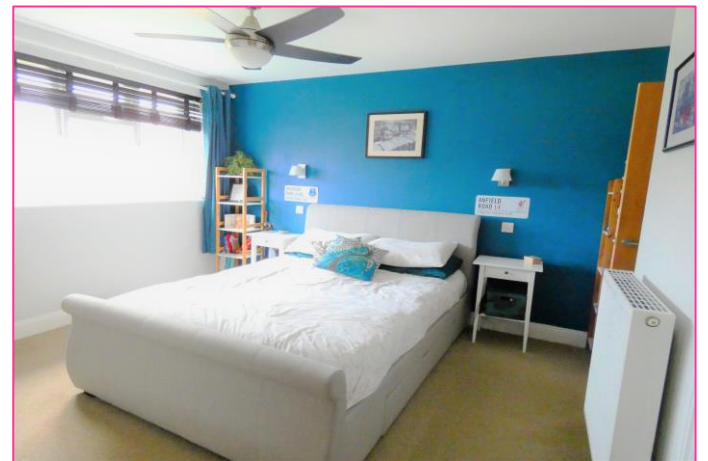




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





29 Seamead, Stubbington, Fareham, PO14 2NG

Offers in Excess of
££££

OPEN DAY A substantial very versatile five (or 6) bedroom property with annexe potential (purchased with annexe by the current owners and easy to re-instate), and situated in a desirable Cul-De-Sac a short walk to local beaches. The property offers En-Suite to ground floor Bedroom 6/ Reception, Master Bedroom with En-Suite dressing room along with 'His & Hers' En-Suite shower room's, four reception rooms, a recently re-fitted kitchen and large utility room, and the added advantage of four bathrooms. We expect a lot of interest in this property and have set an 'Open day' for Friday 6th November, book your viewing slot early to disappointment!

Front Door

Into:

Entrance Hallway

Skimmed ceiling, laminate flooring, radiator. Open to:

Inner Hallway

Skimmed ceiling, access to under stairs storage cupboard, laminate flooring, radiator.

Reception/Bedroom 6 14' 5" x 7' 10" (4.393m x 2.395m)

Skimmed ceiling, window to front elevation, radiator.

En-Suite Shower Room 6' 3" x 4' 6" min (1.9m x 1.382m)

Skimmed ceiling, extractor fan, tiled shower cubicle, W.C, pedestal wash basin, underfloor heating.

Cinema Room 17' 0" x 13' 0" (5.188m x 3.951m)

Skimmed ceiling, window to rear elevation, patio doors to garden, radiator.

Family Room/Dining Room 10' 7" x 10' 0" (3.230m x 3.037m)

Skimmed ceiling, window to rear elevation, patio door to rear garden, radiator.

Sitting Room 18' 2" x 12' 7" (5.544m x 3.847m)

Skimmed ceiling, window to front elevation, television aerial point, telephone point, designer vertical radiator.

Inner Lobby 12' 3" x 3' 10" min (3.743m x 1.159m)

Open plan to utility room originally part of the annexe, door and window to side elevation.

Utility Room 9' 4" x 6' 4" (2.854m x 1.918m)

Skimmed ceiling, window to side elevation, fitted wall and base units with work surface, plumbing for dishwasher, room for fridge/freezer and washing machine, tiled flooring.

Kitchen/Breakfast Room 17' 7" x 12' 7" nar 11' (5.356m x 3.848m)

Skimmed partially vaulted ceiling with Velux style window, bi-fold style door to garden, recently re-fitted 'Magnet' wall and base units with work surface over, 1 1/2 bowl Schock sink with mixer taps, concealed plumbing for dishwasher, integrated fridge/freezer, AEG convector oven with further Samsung smart 'vapour' oven, warming draw, breakfast bar with seating area incorporating cooking station with fitted AEG induction hob with woodblock work surface, space for dining table and chairs, underfloor heating.

First Floor Landing

Skimmed ceiling with 'Sun Tunnel', access to roof void, access to double door boiler cupboard housing boiler and Megaflo hot tank, radiator. Doors to:

Master Bedroom 11' 9" min x 10' 3" min (3.569m x 3.116m)

Skimmed ceiling, window to rear elevation, radiator.

En-Suite Shower Room 8' 6" x 4' 7" (2.603m x 1.392m)

Skimmed ceiling 'Sun tunnel' suite comprising walk in shower cubicle, wash hand basin with vanity storage below, W.C, floor to ceiling tiling, heated towel rail, under floor heating.

En-Suite Dressing Room 11' 8" x 9' 1" min (3.554m x 2.758m)

Skimmed ceiling, window to rear elevation, fitted wardrobes to two walls.

En-Suite Shower Room 7' 5" x 3' 3" (2.259m x 0.994m)

Skimmed ceiling, window to rear elevation, suite comprising shower cubicle, W.C, wash hand basin, floor to ceiling tiling, heated towel rail, under floor heating.

Bedroom 2 11' 8" x 10' 1" (3.559m x 3.065m)

Skimmed ceiling, window to front elevation, radiator.

Bedroom 3 9' 9" x 8' 10" (2.964m x 2.687m)

Skimmed ceiling, window to front elevation, radiator.

Bedroom 4 9' 8" x 8' 9" (2.941m x 2.666m)

Skimmed ceiling, window to rear elevation, radiator.

Inner Lobby 6' 1" x 3' 8" (1.847m x 1.114m)

Skimmed ceiling, 'Sun tunnel' radiator.

Bedroom 5 7' 7" x 6' 8" min to 9' 11" max (2.320m x 2.035m)

Skimmed ceiling, window to front elevation, radiator. Agents Note: It would be possible to increase the size of this bedroom by taking some space from the oversized bathroom.

Family Bathroom 11' 2" max x 7' 7" (3.398m x 2.319m)

Skimmed ceiling, extractor fan, window to side elevation, suite comprising panel bath tub with central filler, shower cubicle, W.C, wash hand basin with vanity storage below, floor to ceiling tiling, heated towel rail.

Outside

Driveway

Laid to brick paving offering off road parking for approx 3 cars.

Rear Garden

A fully enclosed rear garden mainly laid to lawn with borders, further area laid to patio, side pedestrian access, a lean to, with power connections and shed for outside storage.



Chambers Sales and Lettings - Stubbington, 25 Stubbington Green, Fareham, PO14 2JY
Phone: 01329 665700, Email: stubbington@chambersagency.co.uk

www.chambersestateagency.com

