



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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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







## 2 Francis Place Stubbington Fareham PO14 2RX

£530,000

A very deceptive extended and immaculate four bedroom detached house situated at the end of a rarely available Cul-De-Sac. This property really does offer a WOW factor from the beautiful open plan re-fitted kitchen/Family room with roof lanterns and Bi-fold doors that open onto the private rear garden to the three double bedrooms to the first floor and flexibility to utilise the separate dining room as a further double bedroom on the ground floor. Other features include Lounge/Dining Room, Study/Bedroom 4, downstairs cloakroom, En-Suite to the Master bedroom and re-fitted family bathroom. Outside there is plenty of parking for at least three cars leading to the garage, and the rear garden offers a great degree of privacy and extends to some 72' in width. A very early viewing is essential to avoid disappointment, call our friendly Stubbington team on 01329 665700

### Front Door

Into:

### Entrance Hallway

Skimmed ceiling, radiator. Doors To:

### Lounge/Dining Room 23' 8" nar 11' x 16' 5" nar 10' 9" (7.222m x 5.012m)

Skimmed ceiling, window to side elevation, French style doors to rear garden, access to under stairs storage cupboard, television aerial point, telephone point, bi-fold doors to family room, 2 x radiators.

### Kitchen/Family Room 23' 3" nar 12' 1" x 19' 5" nar 8' 1" (7.094m x 5.909m)

Kitchen Section: Skimmed ceiling, windows to side and rear elevations, feature triple glazed roof lantern, re-fitted range of modern wall and base units with work surface and upstands over, inset 1 1/2 bowl sink with mixer tap, built in dishwasher, twin eye level ovens, five burner gas hob and canopy hood over, concealed space and plumbing for washing machine and tumble drier, many feature units including pan and cutlery drawers etc, deep storage cupboard. Family Room Section: Skimmed ceiling with feature triple glazed roof lantern window to rear elevation, bi-fold door to Lounge and garden, 2 x designer radiators.

### Dining Room 12' 4" x 11' 1" (3.76m x 3.38m)

Skimmed ceiling, PVCu double glazed bay window to front elevation, radiator.

### Study/Bedroom 4 8' 2" x 7' 10" (2.477m x 2.383m)

Skimmed ceiling, window to front elevation, radiator.

### Downstairs Cloakroom

Skimmed ceiling, window to side elevation, re-fitted suite comprising W.C, wall mounted basin, radiator.

### First Floor Landing

Skimmed ceiling. Doors to:

### Master Bedroom 16' 2" x 10' 1" nar 8' 10" (4.930m x 3.064m)

Skimmed ceiling, window to front elevation, radiator. Door to:

### En-Suite Shower Room 8' 10" x 3' 1" (2.682m x 0.951m)

Skimmed ceiling, window to side elevation, extractor fan, double shower cubicle, W.C, pedestal wash basin, shaver point, heated towel rail.

### Bedroom 2 21' 8" x 10' 0" nar 6' 11" (6.608m x 3.045m)

Skimmed skillen ceiling, window to front elevation, fitted double door wardrobe, radiator.

### Bedroom 3 19' 8" x 8' 8" (6.006m x 2.631m)

Skimmed skillen ceiling, window to rear elevation, access to roof void, fitted hanging rails, radiator.

### Family Bathroom 9' 1" x 5' 1" (2.766m x 1.549m)

Skimmed ceiling, window to rear elevation, extractor fan, re-fitted suite comprising panel bath with independent shower over, W.C, wash hand basin with vanity storage below, heated towel rail.

### Outside

### Driveway

Offering off road parking for at least three cars. Leading to:

### Garage 15' 3" x 11' 10" (4.650m x 3.618m)

Up and over door, power and light, personal door to rear garden.

### Rear Garden 0' 0" x 72' 0" (0.00m x 21.93m)

A fully enclosed rear garden offering a great degree of privacy, mainly laid to an extensive lawn with borders, further area laid to patio, seating area with pergola, outside tap and lighting, personal door into garage, side pedestrian access.



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

[www.chambersestateagency.com](http://www.chambersestateagency.com)

