



**£379,995**  
**39 Denham Close**  
Stubbington, PO14 2BQ

### PROPERTY SUMMARY

Situated on a quiet walkway location on Denham Close, this beautifully presented three-bedroom semi-detached home enjoys a pleasant outlook and a private, south-facing rear garden - perfect for family living. The property has been thoughtfully extended to both the front and rear, creating a spacious and well-balanced home. Upon entering, you are welcomed by a porch with a convenient downstairs W/C, leading into an inviting entrance hallway. From here, the home opens into a stylish lounge, flowing seamlessly into an open-plan kitchen and dining area - ideal for modern living and catering. The dining room, positioned at the rear, overlooks the garden and is a real highlight of the home, featuring a striking lantern skylight that floods the space with natural light. Adjacent to the kitchen is a practical lean-to/utility area, providing additional space for laundry and storage. Upstairs, a generously sized landing enhances the sense of space and leads to three well-proportioned bedrooms, along with a family bathroom complete with a four-piece suite. Externally, there is a fully enclosed front garden and useful storage shed. The private rear garden has been tastefully landscaped and includes a stylish bar - perfect for entertaining and relaxing. Additional benefits include gas central heating throughout, a garage in a nearby block, and off-road parking to the front of the garage. The location is highly desirable, offering easy access to Hill Head Beach, Stubbington Village, and a selection of well-regarded local schools, making this a great choice for families.





**ENTRANCE HALL** 8' x 4' 10" (2.44m x 1.47m)

**WC** 7' 10" x 2' 10" (2.39m x 0.86m)

**HALLWAY**

**LOUNGE** 13' 3" x 12' (4.04m x 3.66m)

**KITCHEN** 20' 10" x 9' 5" (6.35m x 2.87m)

**DINING ROOM** 10' 3" x 9' 4" (3.12m x 2.84m)

**UTILITY ROOM** 15' 9" x 4' 9" (4.8m x 1.45m)

**LANDING**

**MASTER BEDROOM** 11' 10" x 11' 3" (3.61m x 3.43m)

**BEDROOM TWO** 10' 6" x 10' 2" (3.2m x 3.1m)

**BEDROOM THREE** 9' 9" x 7' 5" (2.97m x 2.26m)

**BATHROOM** 8' x 8' (2.44m x 2.44m)

**OUTSIDE**

**REAR GARDEN**

**FRONT GARDEN**

**GARAGE IN A BLOCK**





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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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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