



£289,995
28 The Gannets
Stubbington, PO14 3SY

PROPERTY SUMMARY

We are delighted to bring to market this charming three bedroom staggered terrace house on The Gannets in Stubbington. Offered with no forward chain and situated in a quiet walkway location, this house boasts a generous porch into the lounge with newly fitted carpets, an open plan kitchen diner to the rear, three great sized bedrooms upstairs and a tidy family bathroom. Outside, the front and rear gardens are well maintained and offer potential for further landscaping, whilst the single garage and parking to the rear provide practicality and convenience. Additional benefits include great school catchments, being within walking distance to local amenities and potential to put your own stamp on this delightful home. Call us now in our Stubbington Branch to book in your viewing today.





PORCH

LOUNGE 14' 6" x 14' (4.42m x 4.27m)

KITCHEN/DINER 14' 8" x 10' 5" (4.47m x 3.18m)

UPSTAIRS LANDING

BEDROOM 1 13' x 8' 2" (3.96m x 2.49m)

BEDROOM 2 9' 2" x 8' 3" (2.79m x 2.51m)

BEDROOM 3 10' 2" x 5' 11" (3.1m x 1.8m)

BATHROOM 6' 1" x 6' 1" (1.85m x 1.85m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE

PARKING





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	73 C	
55-68	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.

**Jeffries
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