



**£425,000**  
**10 Eric Road**  
Stubbington, PO14 2RR

## PROPERTY SUMMARY

Nestled in a quiet and sought-after location, this delightful three-bedroom detached house on Eric Road offers the perfect blend of versatile living space and homely comfort. Ideally situated just a short walk from Stubbington Village and within easy reach of the coast, the house features a welcoming entrance hall leading to a spacious lounge, filled with natural light from the large bay window, a well-appointed kitchen/diner with in-built appliances and ample storage and a handy utility room. A stylish family bathroom and a generous bedroom complete the downstairs layout. Upstairs, the master bedroom stretches across the rear of the property with a nook ideal for an office space as well as access to the large eaves storage space, a further double bedroom and an upstairs bathroom. Extended and spacious, this property is ready to move into, whilst maintaining potential to further improve and expand. Outside there is a great sized corner plot, wrapping around the house, providing front and rear gardens, driveway parking and a larger than average, detached garage. This property needs to be viewed to appreciate all that is on offer, so call us now in our Stubbington Branch to book in your viewing today.





**ENTRANCE HALL**

**BATHROOM** 11' x 6' 11" (3.35m x 2.11m)

**BEDROOM 3** 16' 3" x 9' 8" (4.95m x 2.95m)

**LOUNGE** 19' 6" x 11' 5" (5.94m x 3.48m)

**KITCHEN/DINER** 19' 6" x 12' 10" (5.94m x 3.91m)

**UTILITY ROOM** 5' 2" x 4' 8" (1.57m x 1.42m)

**UPSTAIRS LANDING**

**BEDROOM 1** 19' 9" x 15' 10" (6.02m x 4.83m)

**BEDROOM 2** 11' 8" x 10' 1" (3.56m x 3.07m)

**BATHROOM** 10' 1" x 7' 6" (3.07m x 2.29m)

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**GARAGE** 16' 11" x 12' 4" (5.16m x 3.76m)

**DRIVEWAY**



GROUND FLOOR

1ST 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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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	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

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