

**£410,000**

**66 Stubbington Lane**

Stubbington, PO14 2PE



### PROPERTY SUMMARY

Boasting a fantastic plot, this three bedroom circa 1920's - 1930s semi-detached house is situated in the popular location of Stubbington Lane and is within easy reach of Hill Head Beach and Stubbington Village. This family home falls within the catchment area for the popular Crofton Hammond Infant and Junior Schools, and Crofton Senior School. The property has been modernised throughout by the current owner and offers generous accommodation throughout. As you enter the property, the bright and open entrance hallway guides you to the cosy, bay fronted lounge, the refitted kitchen adjacent to the separate dining room and the conservatory/utility to the rear. Recently added is also a downstairs shower room, providing convenience and practicality. Upstairs, three well-proportioned bedrooms and a new bathroom complete this brilliant home. Outside, the large front and rear gardens are striking and beautifully maintained. There is a summer house/office and garage to the rear also. With driveway parking, gas central heating throughout and heaps of character and potential, this property is not to be missed. Call us now in our Stubbington Branch to book in your viewing and avoid missing out.





#### **ENTRANCE HALL**

**LOUNGE** 14' 4" x 11' 6" (4.37m x 3.51m)

**DINING ROOM** 13' 4" x 9' 6" (4.06m x 2.9m)

**KITCHEN** 13' 3" x 7' 10" (4.04m x 2.39m)

**CONSERVATORY** 14' 8" x 7' 3" (4.47m x 2.21m)

**DOWNSTAIRS SHOWER ROOM** 6' 10" x 3' 2" (2.08m x 0.97m)

#### **LANDING**

**BEDROOM 1** 12' 3" x 9' 10" (3.73m x 3m to wardrobes)

**BEDROOM 2** 13' 4" x 9' 7" (4.06m x 2.92m)

**BEDROOM 3** 9' 11" x 7' 11" (3.02m x 2.41m)

**BATHROOM** 5' 10" x 4' 9" (1.78m x 1.45m)

#### **OUTSIDE**

#### **FRONT GARDEN**

#### **DRIVEWAY PARKING**

#### **LARGE REAR GARDEN**

#### **GARAGE**

**SUMMER HOUSE/HOME OFFICE** 11' 8" x 8' 3" (3.56m x 2.51m)



Diagram illustrating the layout of the ground floor. The layout includes a Summer House/Home Office, a Garage, and a central hallway connecting them.

Floor plan of the first floor. The layout includes three bedrooms, a landing, and a bathroom. Bedroom 1 is located at the bottom left, Bedroom 2 is at the top left, and Bedroom 3 is at the top right. A central landing provides access to the bedrooms and the bathroom. A staircase is situated between the landing and the bathroom. The bathroom is located at the bottom right.

The floor plan shows a house with the following layout:

- CONSERVATORY**: Attached to the Dining Room.
- DINING ROOM**: Adjacent to the Conservatory and Kitchen.
- KITCHEN**: Features a sink, stove, and refrigerator.
- LOUNGE**: A large open area at the front of the house.
- ENTRANCE HALL**: Includes a coat closet and leads to the stairs.
- STORE**: A storage room located near the stairs.
- BATHROOM**: Located at the rear of the house.
- Bedrooms**: Three bedrooms are shown, each with a wardrobe.
- Stairs**: Indicated with an upward arrow, leading to the upper floor.

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