



1ST FLOOR



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Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersestateagency.com/>

C **Chambers**
Sales and Lettings

32
Chantry Road
Elson
Gosport
Hampshire
PO12 4NF

C **Chambers**
Sales and Lettings

01329 665700
Stubbington

Bursledon

02380 010440



An extended three-bedroom family home, conveniently located in Elson and close to local schools.

The accommodation comprises a porch into an entrance hall, lounge open plan to the dining room, and a modern kitchen leading through to a beautifully extended family room and cloakroom. Upstairs benefits from three bedrooms and a modern shower room. In addition, there is a loft room with carpet, Velux window, storage space, and a pull-down ladder for access. Externally, the property offers a driveway providing off-road parking to the front. To the rear, there is a double garage with an electric door and a South facing rear garden. This home has been well loved for over 40 years and has been improved, modernised, and extended by the current owner over time. Call Chambers today to avoid disappointment. 01329 665700.

Front Door

Into:

Entrance Porch

Into:

Entrance Hall

Storage cupboards under stairs, radiator. Stairs to first floor, Doors to:

Lounge/ Dining Room

25,5 x 10'11 (7.62m, 1.52m x 3.33m)

Skimmed ceiling, PVCu double glazed window to front elevation, 2 radiators, two wall lights, exposed brick arch open to kitchen from dining room. Open to:

Family Room

12'3 x 7'9 (3.73m x 2.36m)

Two Velux windows, vertical radiator, french doors and PVCu double glazed windows to rear garden, laminate flooring.

Cloakroom

White suite comprising vanity wash basin, WC, heated towel rail, Skimmed ceiling with spot lights, PVCu double glazed window to rear elevation.

Kitchen

9'10 x 6'9 (3.00m x 2.06m)

Skimmed ceiling, re-fitted modern range of wall and base/drawer units with worksurface over, inset sink, induction hob with hood over, access to larder cupboard with plumbing for washing machine, eye level oven and microwave, integrated fridge/freezer.

First Floor Landing

Access to a loft space with pull down ladder, velux window, storage cupboards, carpeted, and further eaves storage.

Bedroom 1

13'7 x 10'6 (4.14m x 3.20m)

Skimmed ceiling, PVCu double glazed windows to front elevation, radiator, fitted wardrobes, draws and cupboards above the bed.

Bedroom 2

11'11 x 8'5 to wardrobes (3.63m x 2.57m to wardrobes)

Skimmed ceiling, PVCu double glazed windows to rear elevation, radiator, fitted wardrobes,

Bedroom 3

7'8 x 5'11 (2.34m x 1.80m)

Skimmed ceiling, PVCu double glazed windows to front elevation, radiator.

Shower Room

Modern Suite comprising of shower cubicle, vanity wash basin, WC, PVCu double glazed window to rear elevation, heated towel rail, fully tiled. extractor fan. Skimmed ceiling with spot lights.

Outside

Front Driveway

A blocked paved frontage offering off-road parking with a brick wall surrounding.

Rear Garden

A low maintenance enclosed South facing rear garden with a lawn area and paved area, shrub boarders, leading to:

Double Garage

15'10 x 15'5 (4.83m x 4.70m)

Single electric door with access via the rear service road, power and light. Single door access via the rear garden.

