

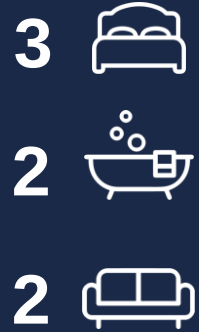
£335,000

78 East House Avenue

Stubbington, PO14 2SR

PROPERTY SUMMARY

We are delighted to bring to market this extended home, located within close proximity to local schools and Stubbington village. Tucked away at the end of a cul-de-sac, the house benefits from an entrance hallway leading into the dual aspect lounge, with doors leading directly onto the rear garden, a well-appointed kitchen which is open into the generous dining room extension. The dining room provides an ideal space for entertaining with family and friends, whilst the handy utility and downstairs shower room add further convenience. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the corner plot back onto Daedalus airfield and accommodates a deceptively large garden with a private, paved courtyard area to the side, a garage that has electrics, lighting and has been decorated to be a room, ideal for a home office or annex potential subject to planning permission. Further benefits include tandem parking for two cars and a recently refitted boiler. This property will make a lovely family home and should be viewed to appreciate all that is on offer. Call us now in our Stubbington Branch to book in your viewing to avoid missing out.





ENTRANCE HALL

LOUNGE 14' 11" x 13' 11" (4.55m x 4.24m)

Maximum measurements, please see floorplan.

KITCHEN 8' 4" x 7' 9" (2.54m x 2.36m)

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

UTILITY ROOM 9' 6" x 3' 11" (2.9m x 1.19m)

SHOWER ROOM 9' 6" x 2' 10" (2.9m x 0.86m)

LANDING

BEDROOM 1 10' 9" x 8' 8" (3.28m x 2.64m)

BEDROOM 2 11' 1" x 8' 8" (3.38m x 2.64m)

BEDROOM 3 7' 10" x 7' 2" (2.39m x 2.18m)

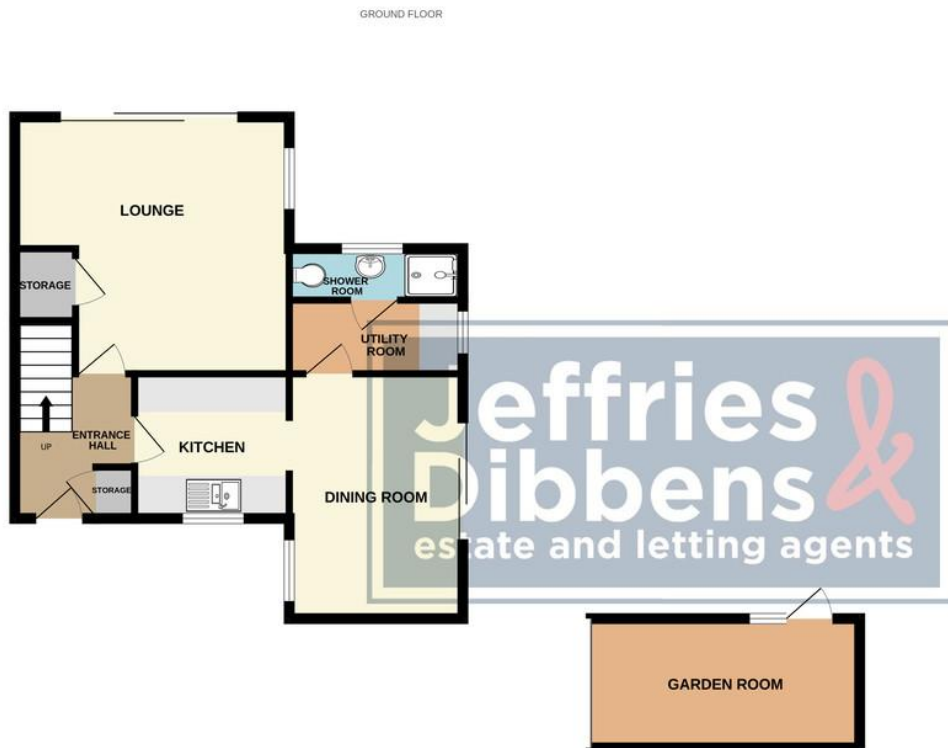
BATHROOM 5' 10" x 5' 5" (1.78m x 1.65m)

OUTSIDE

DRIVEWAY

GARAGE/GARDEN ROOM 14' 7" x 7' 0" (4.44m x 2.13m)

GARDEN



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		88 B
69-80	C	71 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.

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