
Jeffries & Dibbens
estate and letting agents
£399,950
3 Lychgate Green
Stubbington, PO14 3LL

PROPERTY SUMMARY

Situated within walking distance of Stubbington Village, its excellent local amenities and well-regarded schools, this property on Lychgate Green is a delightful three-bedroom detached family home, offering spacious and well-presented accommodation throughout.

Upon entering the property, a wide and welcoming entrance hallway leads into a bright and well-equipped kitchen, boasting ample worktop and storage space, along with a door providing direct access to the rear garden. Adjacent to this is a generously sized L-shaped lounge/dining room, enjoying a dual-aspect layout which allows an abundance of natural light to flood the space. A feature fireplace adds character and warmth, creating a wonderful setting for both relaxing and entertaining with friends and family. Completing the ground floor accommodation is a convenient downstairs WC.

Upstairs, the landing leads to three well-proportioned bedrooms, all nicely presented and offering versatile accommodation to suit a growing family. A family shower room completes the first floor.

Outside, the property benefits from driveway parking leading to a single garage, providing excellent additional storage or secure parking. To the rear, the private and enclosed, walled garden offers a lovely outdoor retreat, ideal for enjoying the warmer months, alfresco dining and socialising with family.

Combining comfortable family living with a fantastic location close to Stubbington Village, local schools and amenities, this detached home is not to be missed. Call our Stubbington office today to arrange your viewing!

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HALLWAY 13' 3" x 6' 5" (4.04m x 1.96m)

KITCHEN 11' 8" x 10' 1" (3.56m x 3.07m)

LOUNGE/DINER 18' 8" x 16' 4" (5.69m x 4.98m) Maximum measurements.

WC 6' 6" x 3' 1" (1.98m x 0.94m)

LANDING 11' 6" x 6' 6" (3.51m x 1.98m)

BEDROOM ONE 14' 4" x 11' 8" (4.37m x 3.56m)

BEDROOM TWO 11' 9" x 8' 5" (3.58m x 2.57m)

BEDROOM THREE 8' 7" x 6' 9" (2.62m x 2.06m)

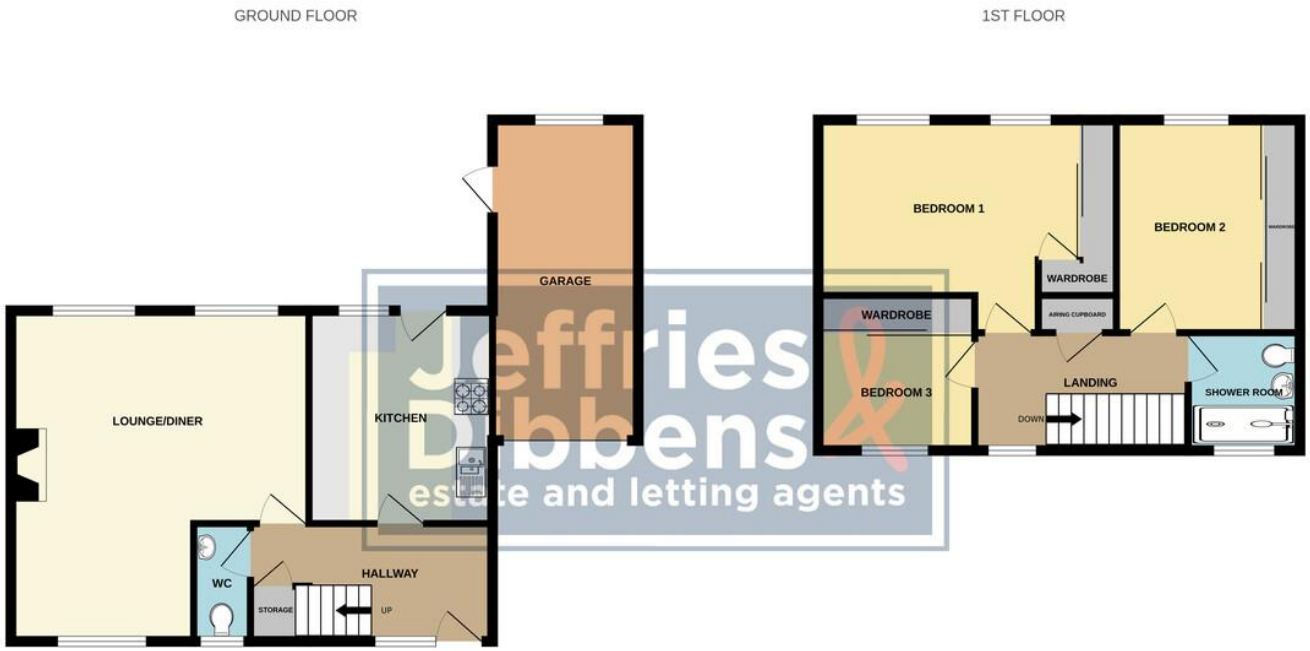
SHOWER ROOM 6' 4" x 6' 1" (1.93m x 1.85m)

OUTSIDE

REAR GARDEN

GARAGE 17' 6" x 8' 7" (5.33m x 2.62m)

DRIVEWAY



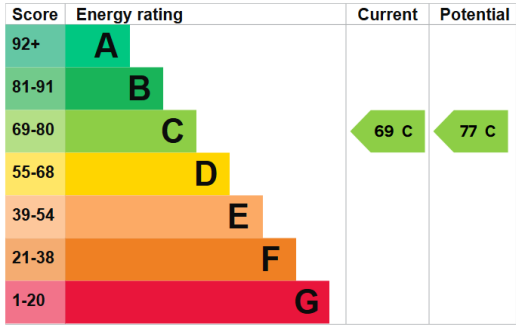
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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