



£215,000
2 Cromarty Close
Stubbington, PO14 3QY

PROPERTY SUMMARY

We are delighted to bring to market this one bedroom end of terrace house in a sought after location in Stubbington. The property has been immaculately presented and cared for by its current owner and boasts open plan living space downstairs. The kitchen is sleek and well appointed, flowing seamlessly into the bright and airy lounge. Double doors open into the 14.5ft conservatory, providing an excellent space for dining, entertaining and relaxing. Upstairs, the bedroom is a good sized double and sits adjacent to a refitted shower room. The landing features additional storage, ideal for maximizing space in the bedroom. Outside, this charming home has a low maintenance front garden, a small but beautifully presented courtyard and driveway parking. Within walking distance to the beach, village and great local amenities, this property is not to be missed so call us now in our Stubbington Branch to book in your viewing today.





LOUNGE 12' x 11' 8" (3.66m x 3.56m)

KITCHEN 12' x 5' 2" (3.66m x 1.57m)

CONSERVATORY 7' 9" x 14' 4" (2.36m x 4.37m)

LANDING

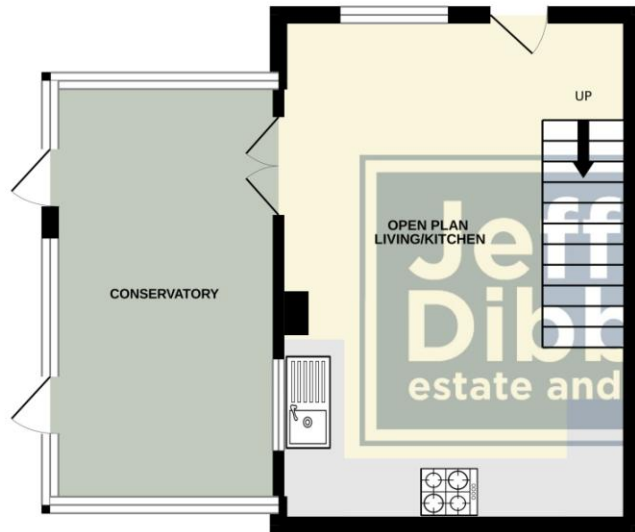
MASTER BEDROOM 12' (Narrowing to 8'8") x 10' 1" (3.66m x 3.07m)

SHOWER ROOM

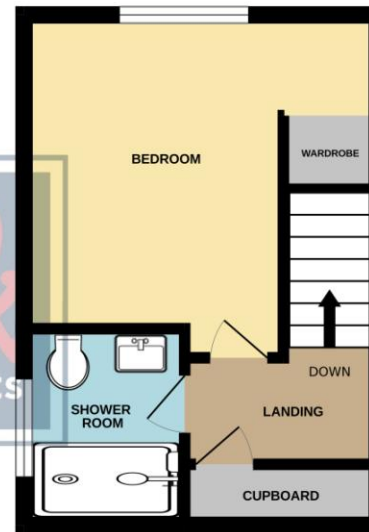
COURTYARD GARDEN

OFF ROAD PARKING

GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.6 sq.m.) approx.

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 B

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

**Jeffries
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