

£435,000

2 Victory Road

Stubbington, PO14 2SA

PROPERTY SUMMARY

Situated in a sought-after position within Stubbington, close to the village, highly regarded local schools and the stunning south coast beaches, this spacious four-bedroom detached home occupies a generous corner plot and offers versatile accommodation ideal for growing families.

Upon entering, a welcoming entrance hallway provides access to the ground floor accommodation. The spacious open-plan lounge/diner is dual aspect, allowing an abundance of natural light to fill the room, with a door providing direct access onto the generous rear garden. On the opposite side of the hallway is a versatile additional reception room, currently being used as a downstairs bedroom. This flexible space would work equally well as a separate dining room, family room, home office or bedroom, allowing the accommodation to adapt to the needs of its next owners. To the rear of the property is a substantial L-shaped kitchen, offering an excellent amount of worktop and storage space. There is also space for a breakfast table, creating a sociable area for everyday family dining. A convenient downstairs WC completes the ground floor. Upstairs, there are four generously proportioned bedrooms, providing plenty of space for a growing family, all served by the main family bathroom.

Outside, the property's corner plot provides a particularly generous frontage as well as a sizeable rear garden, offering plenty of space for children, entertaining and alfresco dining. The garden also provides access to the garage, with a private driveway positioned to the front.

The property is a comfortable family home, while offering plenty of scope for its next owners to modernise and update the accommodation to their own tastes over time. With generous proportions, flexible living space and a fantastic position close to Stubbington Village, local schools and the coast, this home represents an excellent opportunity to create a wonderful long-term family home.

4



1



2





HALLWAY

LOUNGE/DINER 18' 11" x 12' 5" (5.77m x 3.78m)

KITCHEN 14' 10" x 15' 9" (4.52m x 4.8m) Maximum measurements.

WC 6' 2" x 2' 11" (1.88m x 0.89m)

RECEPTION ROOM/BEDROOM FIVE 9' 11" x 9' 5" (3.02m x 2.87m)

LANDING

BEDROOM ONE 12' 0" x 10' 10" (3.66m x 3.3m)

BEDROOM TWO 12' x 9' 1" (3.66m x 2.77m)

BEDROOM THREE 9' 11" x 6' 10" (3.02m x 2.08m)

BEDROOM FOUR 9' 8" x 6' 8" (2.95m x 2.03m)

BATHROOM 10' 1" x 5' 7" (3.07m x 1.7m)

OUTSIDE

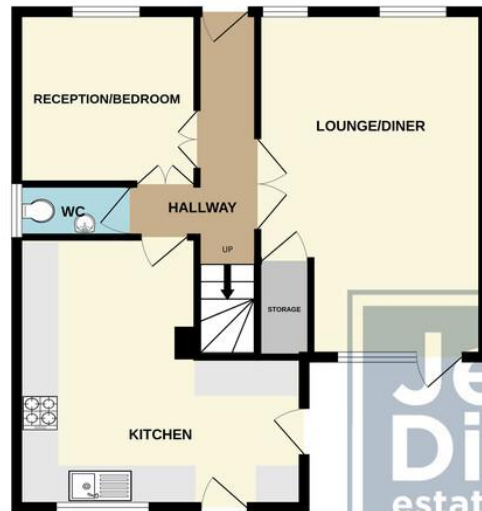
REAR GARDEN

FRONT GARDEN

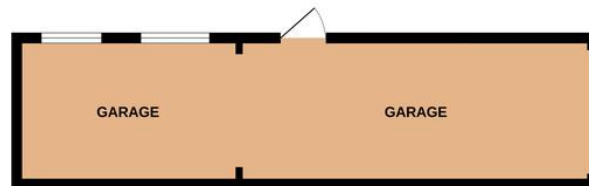
GARAGE 31' 8" x 8' 0" (9.65m x 2.44m)

DRIVEWAY

GROUND FLOOR



1ST FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
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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