

£475,000
17 Lanes End
Stubbington, PO14 2BH

PROPERTY SUMMARY

Offered for sale with no forward chain, this well-proportioned two-bedroom detached bungalow is situated in a sought-after cul-de-sac location, just a short distance from Stubbington Village and Hill Head Beach. The property enjoys an impressive frontage, featuring a generous front garden, a long driveway providing off-road parking for multiple vehicles, and a garage. Internally, a welcoming entrance hallway leads through to a well-appointed kitchen overlooking the rear garden, with a door providing direct side access. The spacious dual-aspect lounge/diner is flooded with natural light and benefits from patio doors opening onto the beautifully maintained rear garden. There are two double bedrooms, both benefiting from built-in storage, while the main bedroom also features an attractive bay window. A bathroom with a window completes the accommodation. Outside, the private west-facing rear garden provides a peaceful setting with a lawn and a patio area, creating an ideal space for relaxing or entertaining. The garden also benefits from convenient side access leading to the front of the property and the garage. This property has been well maintained throughout but also has the potential to put your own touch on your forever home in a highly desirable location. Please call our Stubbington Branch to book your viewing.





HALLWAY

KITCHEN 13' 05" x 7' 04" (4.09m x 2.24m)

LOUNGE/DINER 17' 07" x 14' 00" (5.36m x 4.27m)

BATHROOM 6' 10" x 5' 09" (2.08m x 1.75m)

BEDROOM 1 14' 10" x 11' 00" (4.52m x 3.35m)

BEDROOM 2 14' 06" x 7' 05" (4.42m x 2.26m)

STORAGE 3' 10" x 2' 05" (1.17m x 0.74m)

GARAGE 17' 04" x 7' 10" (5.28m x 2.39m)

FRONT GARDEN

REAR GARDEN

DRIVEWAY

GROUND 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 misstatement. 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 D

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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