



£495,000

12 Eric Road

Stubbington, PO14 2RW

PROPERTY SUMMARY

Situated in a highly sought-after location within walking distance of Stubbington Village, excellent local schools and the seafront at Lee-on-the-Solent Beach, this beautifully presented four double bedroom detached home offers spacious and versatile accommodation throughout. A stunning open porch entrance welcomes you into the inviting entrance hallway, setting the tone for the stylish interior beyond. To the front of the property, the exceptionally spacious ground floor bedroom provides flexible living and boasts bi-fold double doors opening onto the enclosed front garden, alongside a modern ensuite shower room with a Velux window flooding the space with natural light. The generous dining room is ideal for entertaining and flows seamlessly into the impressive 20ft lounge, which enjoys pleasant views over the rear garden. The kitchen, larger than average thanks to the extension, offers a sleek and contemporary finish with ample space for modern family living. A convenient downstairs W/C with additional storage provides the perfect space for coats and shoes. Upstairs, the property continues to impress with three further double bedrooms and a well-appointed family bathroom. Externally, the home occupies a beautifully landscaped corner plot with areas of lawn, patio seating spaces, mature shrubbery, and access to the garage and driveway. Properties of this calibre in such a desirable location are rarely available and this home simply must be viewed to be fully appreciated. Contact our Stubbington branch today to arrange your viewing.





OUTSIDE PORCH

ENTRANCE HALLWAY

DINING ROOM 12' 3" x 11' (3.73m x 3.35m)

LOUNGE 20' 10" x 11' 3" (6.35m x 3.43m)

KITCHEN 17' 7" x 8' 2" (5.36m x 2.49m)

DOWNSTAIRS W/C 5' x 4' (1.52m x 1.22m)

BEDROOM 1 15' 10" x 14' 6" (4.83m x 4.42m)

ENSUITE 6' 6" x 5' 7" (1.98m x 1.7m)

UPSTAIRS LANDING

BEDROOM 2 17' 7" x 9' 9" (5.36m x 2.97m)

BEDROOM 3 19' 9" x 10' (6.02m x 3.05m)

BEDROOM 4 17' 7" x 9' 8" (5.36m x 2.95m)

BATHROOM 7' 1" x 5' 4" (2.16m x 1.63m)

OUTSIDE

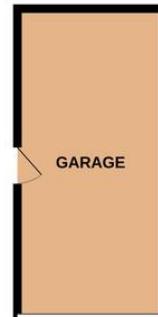
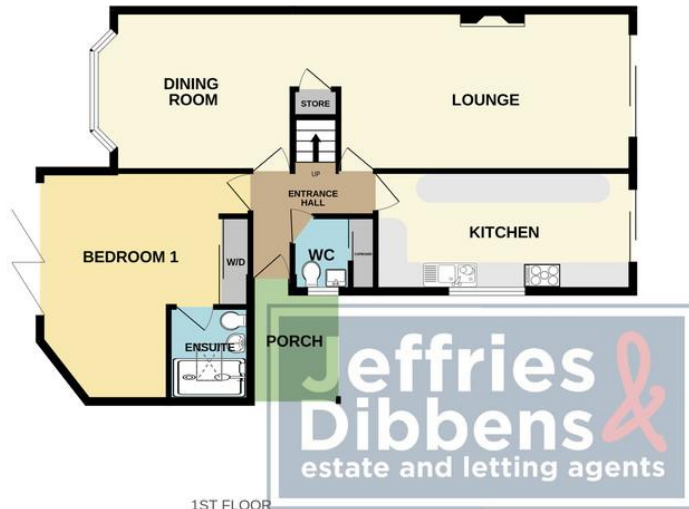
WRAP AROUND GARDEN

DRIVEWAY

GARAGE 23' x 10' 10" (7.01m x 3.3m)



GROUND FLOOR



1ST FLOOR



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	76 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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