



GUIDE PRICE  
**£350,000 - £360,000**  
**57 Marks Tey Road**  
Stubbington, PO14 3UR

## PROPERTY SUMMARY

Move straight in to this beautifully refurbished home, thoughtfully upgraded throughout to combine modern style with everyday practicality. Step through the front door into a welcoming entrance hallway, leading to an immaculate downstairs WC, ideal for busy households, and a fully fitted kitchen with generous storage and worktops. The kitchen features integrated appliances and a window overlooking to private close. To the rear, the extended lounge-diner offers superb open-plan living, enhanced by a large skylight that floods the space with natural light. Bi-folding doors open seamlessly onto the garden, creating a fantastic indoor-outdoor flow for relaxing or entertaining. Upstairs, three well-proportioned and beautifully presented bedrooms are complemented by a sleek, contemporary family bathroom. Outside, the rear garden is private and sunny, with an access gate for added convenience. To the front, a smart resin-bound driveway provides off-road parking, and the property also benefits from a garage in a nearby block, complete with power and lighting. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out.





**ENTRANCE HALL**

**DOWNSTAIRS W/C**

**KITCHEN 8' 9" x 8' 4" (2.67m x 2.54m)**

**LOUNGE/DINER 25' 3" x 14' 11" (7.7m x 4.55m)**

**UPSTAIRS LANDING**

**BEDROOM 1 14' 3" x 8' 5" (4.34m x 2.57m)**

**BEDROOM 2 10' 9" x 8' 5" (3.28m x 2.57m)**

**BEDROOM 3 9' 11" x 6' 1" (3.02m x 1.85m)**

**BATHROOM 7' 6" x 6' (2.29m x 1.83m)**

**OUTSIDE**

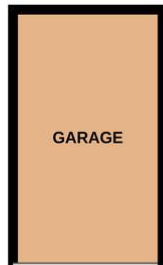
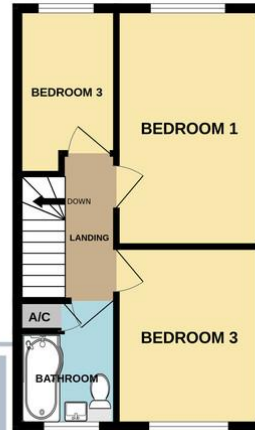
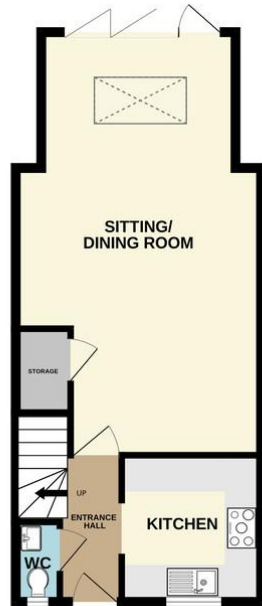
**FRONT DRIVEWAY**

**REAR GARDEN**

**GARAGE IN BLOCK**

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.7 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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 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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