



£595,000

103 Burnt House Lane

Stubbington, PO14 2EE

- For Illustrative Purposes Only

PROPERTY SUMMARY

We are delighted to offer this beautifully renovated three double bedroom detached bungalow, situated along the quiet and sought-after Burnt House Lane in Stubbington, close to excellent local schools, Stubbington Village and the South Coast. The original bungalow has been completely stripped back, extended and refurbished to a high standard by local builders, creating a stylish and contemporary home ideal for modern living. A welcoming porch and entrance hall lead through to a sleek fitted kitchen with integrated appliances, which opens seamlessly into an impressive 20ft x 20ft dual aspect lounge/diner overlooking the private rear garden - a superb space for entertaining family and friends. The property also benefits from three generous double bedrooms, including a spacious principal bedroom with modern ensuite shower room and double doors opening onto the garden. A contemporary four-piece family bathroom and useful utility cupboard complete the accommodation. Outside, the wrap-around garden will be laid mainly to lawn with a porcelain tiled patio, while the front of the property will offer block paved parking for multiple vehicles. The property is now nearing build completion, giving prospective buyers a fantastic opportunity to add their own finishing touches such as flooring. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out.

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PORCH 6' x 4' 2" (1.83m x 1.27m)

HALLWAY

KITCHEN 11' 10" x 10' 9" (3.61m x 3.28m)

LOUNGE/DINER 20' 5" x 19' 3" (6.22m x 5.87m)

BEDROOM 1 16' 10" x 11' 6" (5.13m x 3.51m)

ENSUITE 8' 7" x 3' (2.62m x 0.91m)

BEDROOM 2 11' 9" x 11' 7" (3.58m x 3.53m)

BEDROOM 3 11' 9" x 10' 11" (3.58m x 3.33m)

UTILITY CUPBOARD 5' 1" x 2' (1.55m x 0.61m)

BATHROOM 8' x 5' 11" (2.44m x 1.8m)

OUTSIDE

DRIVEWAY

REAR GARDEN

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 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 here 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

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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