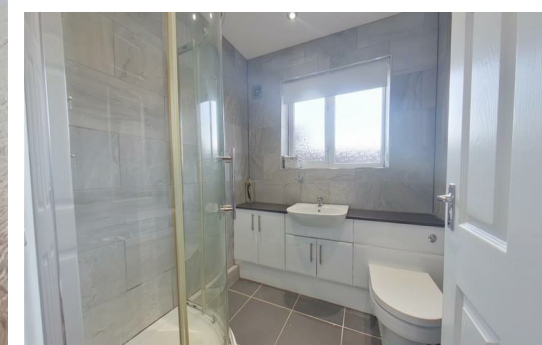


GROUND FLOOR



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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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Fareham  
PO14 2QD



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Stubbington

Bursledon

02380 010440

**30 Mayfield Close  
Stubbington  
Fareham  
PO14 2QD**

Asking Price £345,000  
Freehold

 2
  1
  1
  D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This well-presented two-bedroom bungalow is offered with no forward chain. The accommodation briefly comprises an entrance hall, two bedrooms, a re-fitted shower room, a lounge, and a re-fitted kitchen leading into the conservatory. Outside, the property features a low-maintenance, westerly-facing rear garden and a spacious brick-paved driveway. The bungalow is situated in a popular and rarely available cul-de-sac within walking distance of Stubbington Village. Call our friendly team today to arrange an internal viewing: 01329 665700.

**Front Door**  
Into

**Entrance Hall**  
Skimmed ceiling, access to electric meters, loft void with pull down ladder with power, radiator, doors to:

**Lounge**  
14'1" x 11'8" (4.31 x 3.57)  
Textured ceiling, PVCu double glazed window to front elevation, featured electric fireplace surround, telephone point, television point, radiator.

**Kitchen**  
9'10" x 8'10" (3.01 x 2.70)  
Textured ceiling, double glazed window to side elevation, re-fitted range of high gloss wall and base/drawer units with work surfaces over inset 1 1/2 bowl sink with mixer tap, built in electric oven with gas hob, plumbing for washing machine, integrated fridge/freezer, tiled flooring. Door open to:

**Conservatory**  
10'0" x 9'6" (3.05 x 2.90)  
Constructed from brick under a roof and PVCu double glazed elevations, radiator, french doors open to rear garden.

**Bedroom 1**  
13'1" x 11'2" (4 x 3.41)  
Textured ceiling, PVCu double glazed window to rear elevation, radiator, fitted wardrobes with matching vanity unit.

**Bedroom 2**  
9'4" x 7'7" (2.86 x 2.32)  
Textured ceiling, PVCu double glazed window to front elevation, airing cupboard housing combination boiler, radiator.

**Shower Room**  
5'11" x 5'5" (1.81 x 1.67)  
Re-fitted suite comprising independent shower cubicle, vanity wash basin, WC, heated towel rail, fully tiled, extractor fan, PVCu double glazed window to side elevation.

**Outside**  
**Frontage**  
A newly laid paved driveway offers ample parking and leads through to an additional area framed by attractive brickwork, with a well-kept lawn and mature shrub borders.

**Rear Garden**  
A fully enclosed and low-maintenance westerly facing rear garden, predominantly laid to patio, benefiting from a storage shed and side access.