



£535,000
81 East House Avenue
Fareham, PO14 2SP

We are delighted to bring to market this lovely four bedroom detached house in a sought after location in Stubbington, close to the village, good local schools and opposite East House Avenue green. From the useful porch into the entrance hallway, a generous utility room and a sleek kitchen follow. The kitchen is well equipt with fitted appliances and ample worktop space, ideal for cooking for all the family. Approaching the rear of the property there is a full width lounge open into the impressive dining room overlooking the private rear garden. A convenient downstairs W/C completes the ground floor. Upstairs, there are four well-proportioned bedrooms, with the master boasting a neutral ensuite, and a family bathroom. The rear garden is a great size, laid mainly to lawn with mature borders, a patio area and a raised deck featuring seating areas and potential for an outdoor kitchen. This well thought-out space creates a peaceful retreat for dining, socialising and relaxing outside with family and friends. Further benefits include an expansive driveway providing parking for at least five cars, an attached tandem garage and a garden/bar room. With so much to offer and immaculately presented throughout, this stunning home is not to be missed - call us now in our Stubbington Branch to book in your viewing today.





PORCH

HALLWAY

KITCHEN 10' 2" x 8' 10" (3.1m x 2.69m)

UTILITY ROOM 10' 9" x 8' 9" (3.28m x 2.67m)

LOUNGE 18' 11" x 12' 5" (5.77m x 3.78m)

DINING ROOM 18' 11" x 12' 1" (5.77m x 3.68m)

CLOAKROOM 5' 11" x 2' 8" (1.8m x 0.81m)

LANDING

BEDROOM ONE 15' x 10' 4" (4.57m x 3.15m)

ENSUITE 6' 4" x 5' 1" (1.93m x 1.55m)

BEDROOM TWO 10' 2" x 8' 4" (3.1m x 2.54m)

BEDROOM THREE 9' 7" x 8' 6" (2.92m x 2.59m)

BEDROOM FOUR 10' 1" x 6' 9" (3.07m x 2.06m)

BATHROOM 6' 9" x 6' 4" (2.06m x 1.93m)

TANDEM GARAGE 5' 11" x 2' 8" (1.8m x 0.81m)

BAR 7' 11" x 8' 6" (2.41m x 2.59m)

OUTSIDE

REAR GARDEN

DRIVEWAY

AGENTS NOTES EPC Rating: TBC

Council Tax Band: E



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metreage (2020)

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	75 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.

**Jeffries
Dibbens**
estate and letting agents

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