



90 Stubbington Lane
Stubbington, PO14 2PE

**Jeffries
Dibbens &**
estate and letting agents

Exceptional

PROPERTY SUMMARY

This stunning two bedroom bungalow is located within walking distance to both Stubbington Village and Lee on the Solent Beach and has been immaculately presented throughout. Boasting a large driveway to the front of the property, this home features a wide and welcoming entrance hallway, into a generous lounge/diner, two fantastic double bedrooms, an en-suite to the master, a family shower room and a bright and airy kitchen/family room. The kitchen/family room is located at the rear of the property with double doors opening into the thoughtfully landscaped garden and creates the heart of the home, ideal for entertaining and dining with friends and family. The full enclosed rear garden features patio, gravel and decked areas, as well as a summer house, shed storage and a hot tub, perfect for decompressing and relaxing in. Further benefits include a larger than average detached garage, ample storage and gas central heating throughout. Call us now in our Stubbington Branch to book in your viewing and avoid missing out!











HALLWAY

LOUNGE/DINER 23' 02" x 11' 11" (7.06m x 3.63m)

KITCHEN/DINER/FAMILY ROOM 28' 03" x 10' 03" (8.61m x 3.12m)

MASTER BEDROOM 14' 11" x 12' 03" (4.55m x 3.73m)

ENSUITE 7' 07" x 3' 11" (2.31m x 1.19m)

BEDROOM TWO 13' 02" x 11' 00" (4.01m x 3.35m)

SHOWER ROOM 7' 02" x 6' 08" (2.18m x 2.03m)

REAR GARDEN

DETACHED GARAGE 24' 0" x 12' 0" (7.32m x 3.66m)

SUMMERHOUSE

OFF ROAD PARKING

GARDEN SHED





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		86 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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