



£375,000
21 Westgate
Stubbington, PO14 2NY

PROPERTY SUMMARY

Situated on a private walkway location within walking distance to great schools, Lee on the Solent and Hill Head beaches as well as Stubbington Village, this three bedroom semi-detached house is immaculate with a refitted kitchen, W/C and bathroom. Tastefully decorated throughout, this stunning property comprises a spacious porch, an entrance hallway leading to a sleek downstairs W/C, an open-plan lounge/diner with a feature fire place and book case surround and a beautiful kitchen with a door opening onto the garden. Upstairs, the bright and airy landing provides access to three well-proportioned bedrooms, with the master boasting fitted wardrobes, and a modern bathroom benefitting from a four piece suite. Externally, the property has a large front garden which has been well maintained and to the rear, the private garden comprises of verdant lawn, patio and decked areas and a fantastic cabin, ideal for entertaining and relaxing with friends. Additional benefits include a garage in a block, gas central heating throughout and potential to extend, subject to planning permissions. This property is exceptionally presented and should not be missed - call us now in our Stubbington Branch to book in your viewing today!





PORCH 7' 3" x 4' 9" (2.21m x 1.45m)

ENTRANCE HALLWAY

W/C 4' 1" x 2' 7" (1.24m x 0.79m)

LOUNGE/DINER 22' 11" x 11' 2" (6.99m x 3.4m)

KITCHEN 10' 8" x 8' 9" (3.25m x 2.67m)

UPSTAIRS LANDING

BEDROOM 1 12' 1" x 8' 4" (3.68m x 2.54m to fitted wardrobes)

BEDROOM 2 10' 5" x 10' 4" (3.18m x 3.15m)

BEDROOM 3 8' 10" x 7' 6" (2.69m x 2.29m)

BATHROOM 7' 9" x 7' 5" (2.36m x 2.26m)

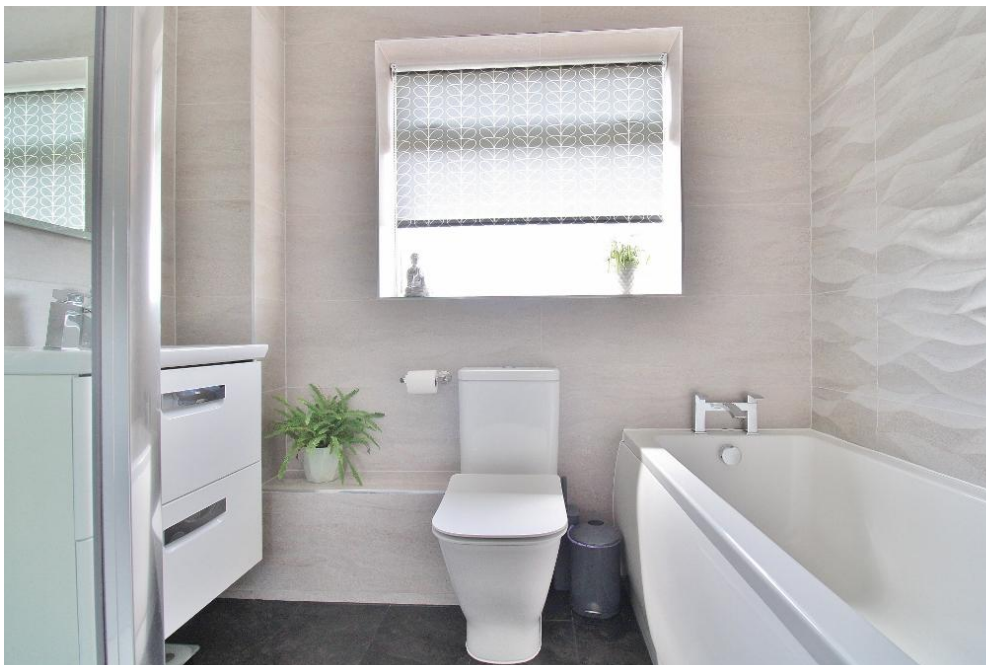
OUTSIDE

FRONT GARDEN

REAR GARDEN

CABIN 14' 8" x 8' 9" (4.47m x 2.67m)

GARAGE IN BLOCK 18' 4" x 8' 4" (5.59m x 2.54m)



GROUND FLOOR



1ST FLOOR



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

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.

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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