



£379,995
19 Kestrel Close
Stubbington, PO14 3LQ

PROPERTY SUMMARY

WHAT A PLOT! This well presented three bedroom family home is tucked away in a quiet cul-de-sac in Stubbington, within great school catchments and walking distance to the beach and the village. From the bright entrance hallway follows the lounge, ideal for relaxing with family, a kitchen/diner to the rear overlooking the garden and doors into the conservatory. Upstairs, three well-proportioned bedrooms and a family bathroom complete the internal accommodation. Outside, this property boasts a driveway providing parking for multiple cars, a large wrap around rear garden capturing sunshine all day long, and an internal single garage. This property holds great potential for further extension, subject to planning permission so call us now in our Stubbington Branch to book in your viewing today and avoid missing out!





HALLWAY

LOUNGE 13' 10" x 10' 7" (4.22m x 3.23m)

KITCHEN/DINER 17' 3" x 9' 3" (5.26m x 2.82m)

CONSERVATORY 14' 8" x 8' 3" (4.47m x 2.51m)

LANDING

BEDROOM ONE 11' 3" x 9' 11" (3.43m x 3.02m)

BEDROOM TWO 9' 10" x 9' 10" (3m x 3m)

BEDROOM THREE 8' 4" x 8' 2" (2.54m x 2.49m)

BATHROOM 6' 6" x 6' 5" (1.98m x 1.96m)

OUTSIDE

GARAGE 17' 1" x 7' 11" (5.21m x 2.41m)

REAR GARDEN

DRIVEWAY



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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 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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