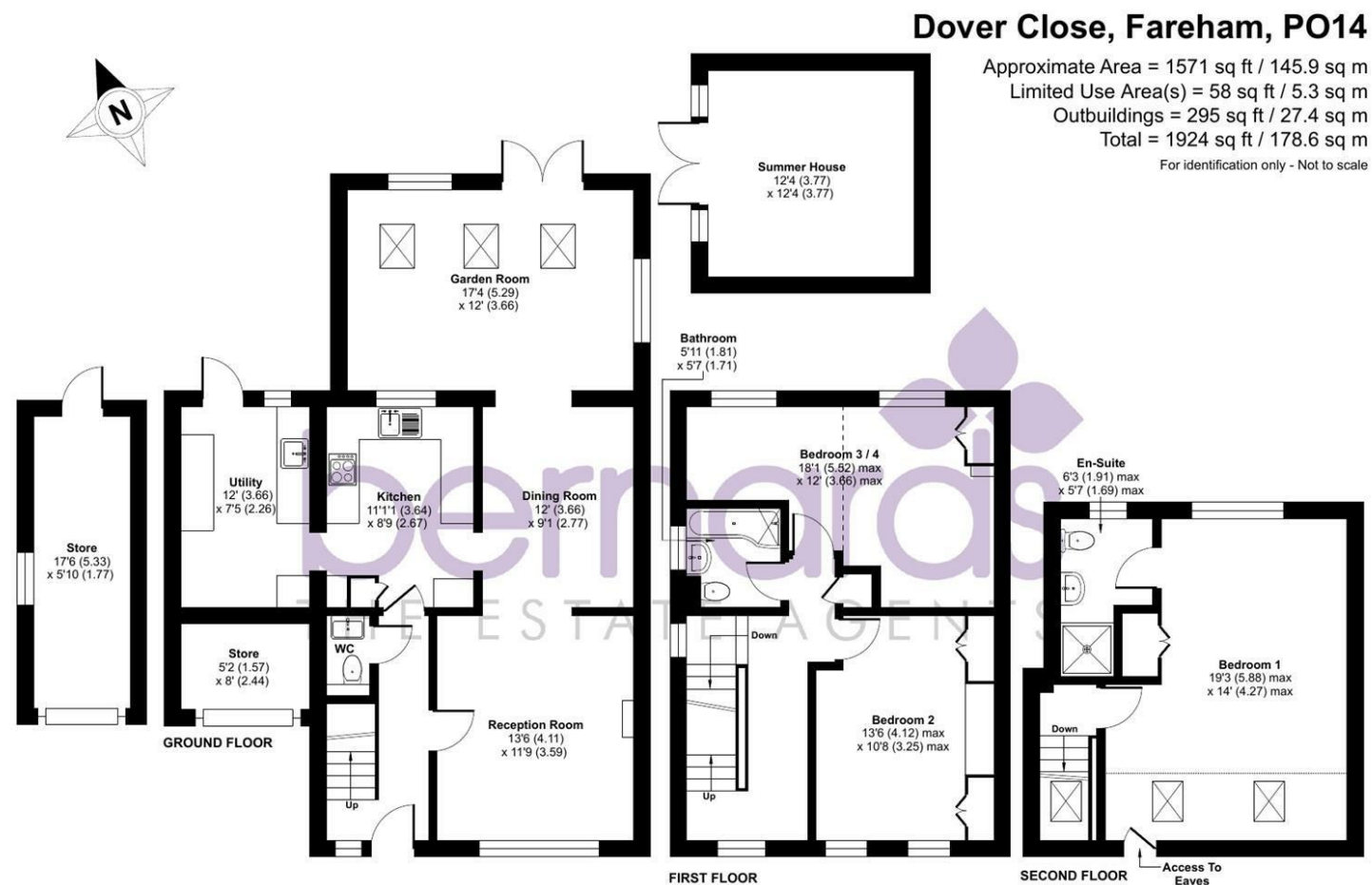
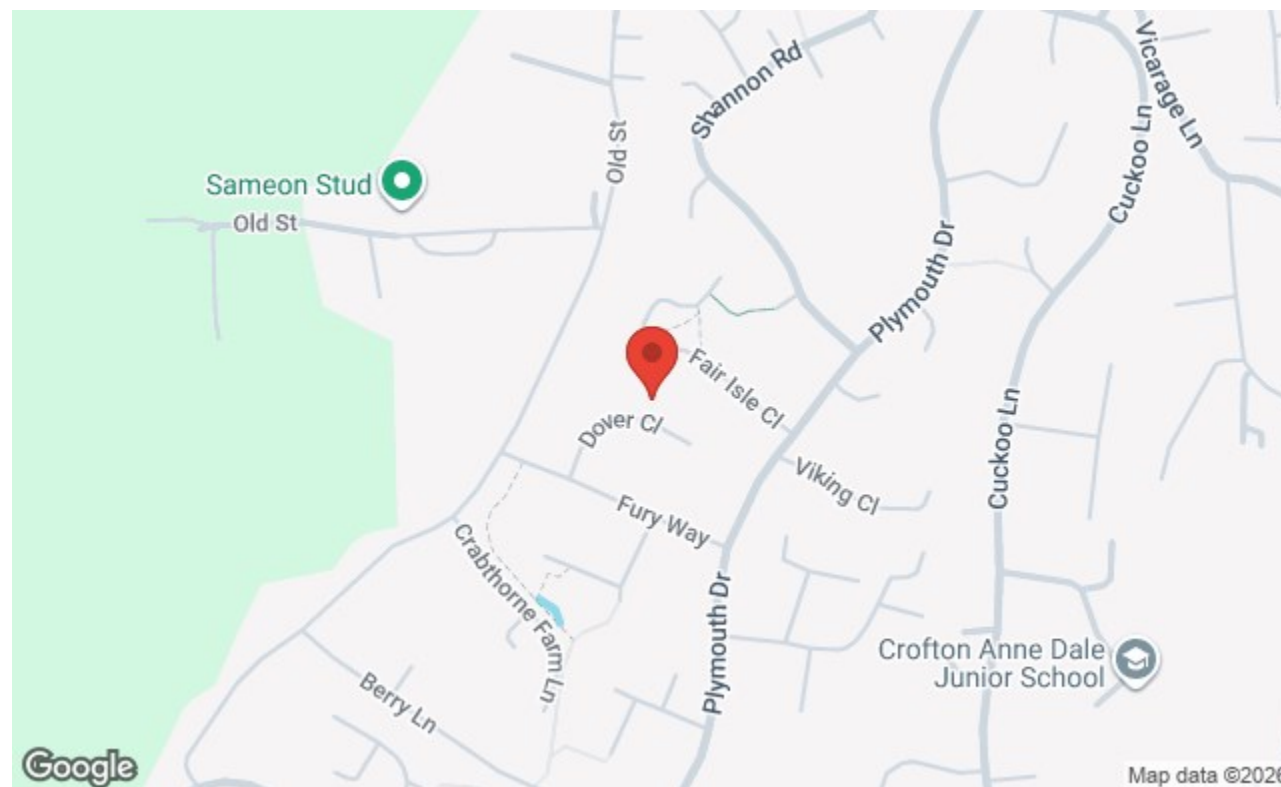




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1385081



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
 t: 02392 553 636



Guide Price £530,000

Dover Close, Stubbington PO14 3SU

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HIGHLIGHTS

- ❖ Link-Detached House
- ❖ 3/4 Bedrooms
- ❖ Summerhouse
- ❖ Utility Room
- ❖ Garden Room
- ❖ Popular Location
- ❖ Over 1500 sq.ft.
- ❖ Catchment zone for multiple schools
- ❖ Garage
- Parking

Situated in the charming area of Dover Close, Stubbington, this delightful, versatile link-detached house offers a perfect blend of comfort and space for modern family living. Spanning an impressive 1,924 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

With four well-proportioned bedrooms (currently configured as three), there is ample room for family members or guests, ensuring everyone has their own private space. The two bathrooms provide convenience and ease during busy mornings, making this home a practical choice for

families. The property also offers off road parking, a garage and garden.

The location in Stubbington is particularly appealing, offering a friendly community atmosphere while being conveniently close to local amenities and being in the catchment area for multiple schools. This property presents an excellent opportunity for those seeking a spacious family home in a desirable area.

Do not miss the chance to make this lovely house your new home.

Call today to arrange a viewing
 02392 553 636
www.bernardsestates.co.uk



PROPERTY INFORMATION

TENURE - FREEHOLD

COUNCIL TAX BAND F

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernard's Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

AML - ANTI MONEY LAUNDERING PROCEDURE

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification

for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

FINANCIAL SERVICES

Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

RECOMMENDED SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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



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