

£395,000

23 Nursery Lane

Stubbington, PO14 2NZ

PROPERTY SUMMARY

Situated in a highly sought-after location between Lee-on-the-Solent Beach and Stubbington Village, this charming three-bedroom semi-detached bungalow offers spacious and versatile accommodation, a generous plot and fantastic potential for buyers looking to put their own stamp on a property. Ideally positioned, a convenient cut-through provides easy walking access to a wealth of local amenities, well-regarded schools, Seafield Park and the beautiful coastline.

Set back from the road with a generous frontage, the property is approached via a useful entrance porch, leading into a central hallway which provides access to all principal rooms. The accommodation comprises three bedrooms, a family bathroom, a good-sized kitchen with direct access to the rear garden and a spacious open-plan lounge/diner, offering a welcoming space for both everyday living and entertaining. A further lean-to at the rear provides additional practicality and access to the outside space.

Externally, the property occupies a generous plot with a substantial L-shaped rear garden. Enjoying a desirable westerly aspect, this low-maintenance outdoor space is a wonderful sun-trap, perfect for relaxing, alfresco dining and entertaining friends and family. The garden also benefits from personal access to the single garage, which is equipped with an electric garage door, whilst a private driveway to the front provides valuable off-road parking.

Offering an exciting opportunity to acquire a bungalow in one of the area's most desirable locations, Nursery Lane combines generous accommodation, excellent outside space and heaps of potential to create a wonderful home tailored to your own tastes. Early viewing is highly recommended to appreciate everything this property has to offer. Call our Stubbington branch today to arrange your viewing and avoid missing out!

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PORCH 5' 2" x 4' 7" (1.57m x 1.4m)

HALLWAY

BEDROOM ONE 13' 5" x 10' (4.09m x 3.05m)

BEDROOM TWO 9' 4" x 8' 2" (2.84m x 2.49m)

BEDROOM THREE 9' 3" x 8' 2" (2.82m x 2.49m)

BATHROOM 6' 7" x 5' 5" (2.01m x 1.65m)

LOUNGE/DINER 20' 8" x 11' 2" (6.3m x 3.4m)

CONSERVATORY 14' x 8' 6" (4.27m x 2.59m)

KITCHEN 10' 3" x 10' (3.12m x 3.05m)

OUTSIDE

REAR GARDEN

FRONT GARDEN

DRIVEWAY

GARAGE 17' 10" x 8' (5.44m x 2.44m)

GROUND FLOOR



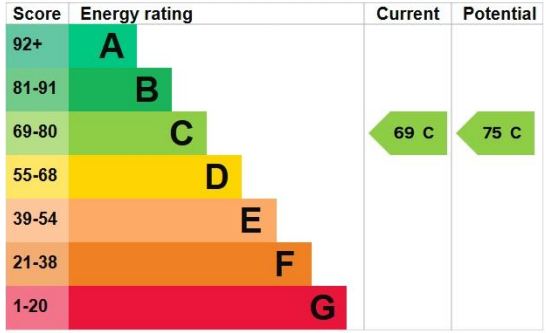
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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