



**£350,000**  
**18 Oakdown Road**  
Stubbington, PO14 2QR

## PROPERTY SUMMARY

Situated on the ever-popular Queens Crescent estate in Stubbington, this well-presented and extended two-bedroom semi-detached bungalow offers spacious and versatile accommodation, ideal for a range of buyers. The property is approached via a porch which leads into a welcoming entrance hall. There are two well-proportioned bedrooms and a modern shower room. The sitting room flows seamlessly into the rear dining room extension, creating a generous living space that is both light and airy, enhanced by roof windows and offering direct access onto the rear garden – perfect for entertaining or relaxing. The kitchen has been refitted and opens into a useful utility/breakfast room, providing excellent practicality and additional storage. To the rear of the garage is a workshop, ideal for hobbies, storage or home projects. Outside, the rear garden enjoys a good degree of privacy and the paved frontage provides ample parking. Conveniently located within a 10-minute walk of Stubbington village, the property benefits from a wide range of local amenities, shops and cafes. The beaches at Hill Head and Lee-on-the-Solent are also close by so an early viewing is highly recommended. Call us now in our Stubbington Branch to book in today!





## **PORCH**

**BEDROOM 1** 10' 4" x 9' 11" (3.15m x 3.02m)

**BEDROOM 2** 8' 11" x 8' 1" (2.72m x 2.46m)

## **SHOWER ROOM**

**SITTING ROOM** 14' x 10' 5" (4.27m x 3.18m)

**DINING ROOM** 13' 11" x 9' 5" (4.24m x 2.87m)

**KITCHEN** 9' 11" x 8' 7" (3.02m x 2.62m)

**UTILITY** 9' 5" x 5' 9" (2.87m x 1.75m)

## **OUTSIDE**

## **PAVED FRONTAGE**

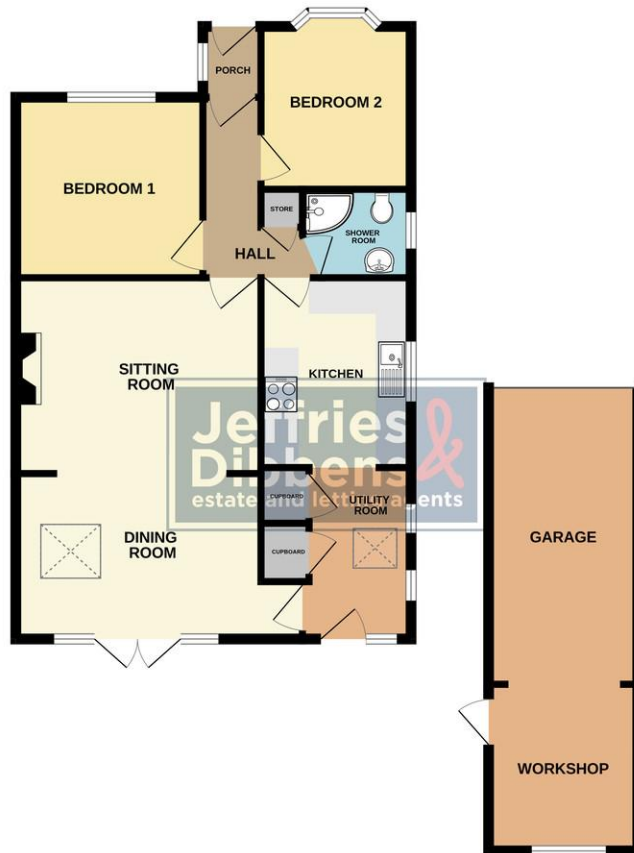
**GARAGE** 16' 2" x 8' 5" (4.93m x 2.57m)

**WORKSHOP TO REAR OF GARAGE** 9' 2" x 8' 1" (2.79m x 2.46m)

## **REAR GARDEN**



# 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 C

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 62 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.

**Jeffries  
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