



£385,000
43 Burnt House Lane
Stubbington, PO14 2LP

PROPERTY SUMMARY

We are delighted to offer to the market this charming detached two-bedroom bungalow, offered with no forward chain and ideally positioned on the ever-popular Burnt House Lane, just a short stroll from Stubbington Village and its excellent range of local shops, cafés, and amenities. The property is entered via a spacious porch, leading into a bright and welcoming lounge/diner positioned at the front of the bungalow. There are two well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes, and a fitted shower room accessed from the hallway. To the rear, the well-appointed kitchen offers ample storage and worktop space and leads through to a practical utility room and a conservatory enjoying pleasant views over the garden. Externally, the bungalow sits on a wrap-around plot, providing a peaceful and private setting, ideal for relaxing or entertaining outdoors. Additional features include a garage located to the rear with driveway parking, gas central heating throughout, and excellent potential for a buyer to personalise and add value. An early viewing is highly recommended. Please contact our Stubbington office today to arrange your appointment and avoid missing out on this delightful detached bungalow.





PORCH 7' 5" x 3' 8" (2.26m x 1.12m)

ENTRANCE HALL

LOUNGE/DINER 17' 9" x 11' 10" (5.41m x 3.61m)

BEDROOM 2 9' 7" x 8' 1" (2.92m x 2.46m)

SHOWER ROOM 5' 7" x 6' (1.7m x 1.83m)

BEDROOM 1 11' 1" x 11' (3.38m x 3.35m)

KITCHEN 11' 7" x 8' (3.53m x 2.44m)

UTILITY ROOM 8' 6" x 7' 2" (2.59m x 2.18m)

CONSERVATORY 11' 10" x 8' 7" (3.61m x 2.62m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

DRIVEWAY

GARAGE

GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.

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		72 C
55-68	D	56 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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