

Guide Price £450,000 - £475,000
59 Shannon Road
Stubbington, PO14 3TX

PROPERTY SUMMARY

This four-bedroom detached family home is situated on the popular Shannon Road, ideally positioned between Stubbington Village and Hill Head Beach. The accommodation comprises a welcoming entrance hallway, a separate lounge featuring a bay window allowing plenty of natural light in, with double doors opening through into the dining area. There is also a downstairs shower room. The property benefits from a modern open-plan kitchen/diner, with double doors from the dining area opening directly onto the west-facing rear garden, creating a lovely flow through the ground-floor accommodation and out to the garden. There is also a useful utility room which leads through to a separate study, complete with a skylight providing additional natural light. Upstairs, the main bedroom benefits from two windows and built-in wardrobes, while bedroom two is also a good-sized double. Bedrooms three and four are both singles, with bedroom three further benefiting from built-in storage. A family bathroom completes the first-floor accommodation. Outside, the property enjoys a mature west-facing rear garden with side access. To the front is a driveway, front garden and useful storage within the remaining section of the original garage, part of which has been converted to create the study. Please contact our Stubbington office to arrange your viewing.





HALLWAY

LOUNGE 13' 1" x 12' 9" (3.99m x 3.89m)

KITCHEN 12' 6" x 9' 8" (3.81m x 2.95m)

DINING ROOM 12' 11" x 9' 9" (3.94m x 2.97m)

UTILITY ROOM 18' 5" x 6' (5.61m x 1.83m)

STUDY 9' 2" x 7' 5" (2.79m x 2.26m)

SHOWER ROOM 7' 10" x 2' 10" (2.39m x 0.86m)

LANDING

BEDROOM ONE 12' 9" x 9' 9" (3.89m x 2.97m)

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

BEDROOM THREE 9' 1" x 6' 2" (2.77m x 1.88m)

BEDROOM FOUR 8' 10" x 5' 10" (2.69m x 1.78m)

BATHROOM 6' 10" x 5' 5" (2.08m x 1.65m)

OUTSIDE

STORAGE 7' 5" x 6' 6" (2.26m x 1.98m)

REAR GARDEN

FRONT GARDEN

DRIVEWAY

GROUND FLOOR

1ST 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

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.

**Jeffries
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estate and letting agents

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