



£389,995
43 Nursery Lane
Stubbington, PO14 2PY

PROPERTY SUMMARY

Occupying a desirable corner position, this well-presented three-bedroom semi-detached home is ideally located within easy reach of Stubbington, highly regarded local schools, and the South Coast. Arranged over two floors and maintained in good order throughout, the ground floor features a welcoming entrance hallway, a cloakroom/WC, and a spacious lounge/diner with doors opening onto the rear patio, creating a bright and sociable living space. The kitchen is well appointed and functional. Upstairs, the landing leads to three well-proportioned bedrooms and a modern refitted bathroom. Externally, the corner plot provides an attractive frontage and a private rear garden, while the detached garage and driveway offer convenient off-road parking. There is also potential to extend the property, subject to planning permission. This home presents an excellent opportunity for families or professionals seeking a comfortable and adaptable property in a popular and convenient location.





HALLWAY

LOUNGE/DINER 23' 6" x 11' 4" (7.16m x 3.45m)

KITCHEN 10' 9" x 8' 10" (3.28m x 2.69m)

WC 4' 6" x 2' 10" (1.37m x 0.86m)

LANDING

BEDROOM ONE 12' 2" x 10' 5" (3.71m x 3.18m)

BEDROOM TWO 10' 6" x 10' 6" (3.2m x 3.2m)

BEDROOM THREE 8' 11" x 7' 2" (2.72m x 2.18m)

BATHROOM 7' 5" x 5' 5" (2.26m x 1.65m)

OUTSIDE

REAR GARDEN

GARAGE 18' x 8' 2" (5.49m x 2.49m)

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		83 B
69-80	C		
55-68	D	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
Dibbens &**
estate and letting agents

OFFICE ADDRESS

18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT

01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk