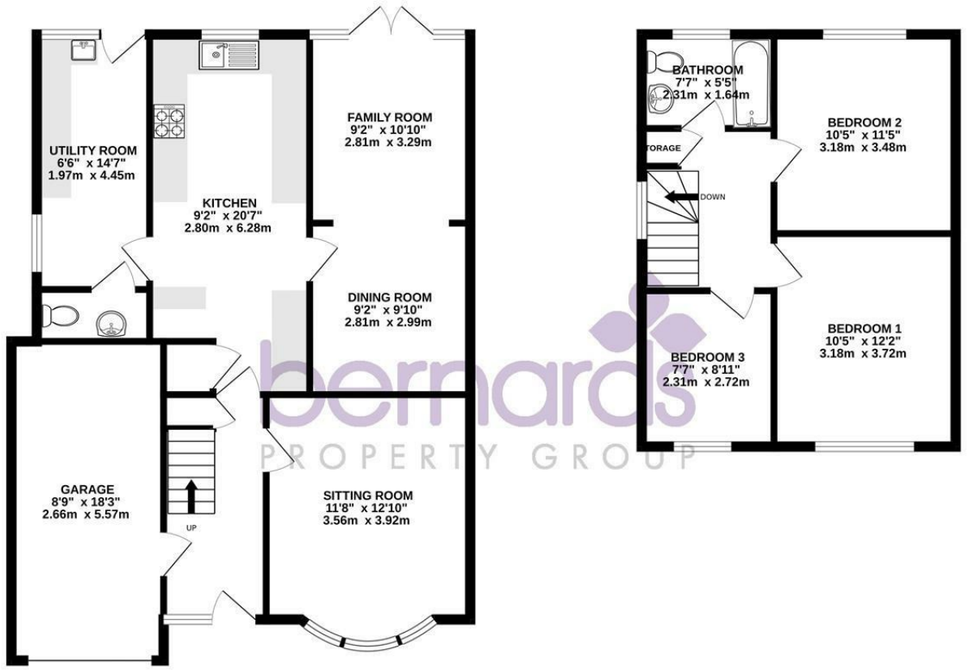
GROUND FLOOR
883 sq.ft. (82.1 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £490,000

The Glebe, Stubbington PO14 2PA

bernards
THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- Approx. 1,308 sq.ft. including garage
- Popular Stubbington location
- Extended detached family home
- Three bedrooms
- Three reception areas
- 20ft kitchen with breakfast area
- Utility room and cloakroom
- Three-car driveway
- Attached garage
- Landscaped rear garden

Situated within a sought-after location in Stubbington, this beautifully presented 3 bedroom detached home has been significantly extended and improved over the last 20 years to create a spacious and versatile family home.

The property stands out on the road with excellent kerb appeal, a generous three-car driveway alongside a "Hambrooks" landscaped front garden and an attached garage. Inside, the accommodation offers far more space than first meets the eye, comprising a bay-fronted sitting room, spacious dining room, impressive 20ft kitchen with breakfast area, separate family room overlooking the garden, utility room and downstairs cloakroom.

The heart of the home is undoubtedly the extended kitchen and dining space, providing an ideal setting for both day-to-day family life and entertaining. The additional family room offers excellent flexibility and could easily be utilised as a playroom, home office or second lounge depending on a buyer's requirements. Throughout the property, the current owners have maintained the home to a high standard, creating a warm and welcoming feel that is immediately apparent upon entering.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, making the property ideal for growing families or those looking for additional space to work from home.

The rear garden has also been thoughtfully landscaped by "Hambrooks" to provide an attractive and low-maintenance outdoor space, perfect for relaxing or entertaining. Mature planting, seating areas and established borders combine to create a private environment that can be enjoyed throughout the year.

Offering approximately 1,308 sq.ft. of accommodation including the garage, this is a deceptively spacious home that combines practical family living with a popular Stubbington location.

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PROPERTY INFORMATION

AML - ANTI MONEY LAUNDERING PROCEDURE

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

FINANCIAL SERVICES

Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

BUYER VERIFICATION

Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

RECOMMENDED SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

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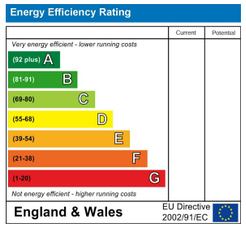
FREEHOLD - Council Tax Band E



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