



**£380,000**  
**76 Plymouth Drive**  
Stubbington, PO14 3SR

## PROPERTY SUMMARY

Situated in a sought-after residential location in Stubbington, close to local amenities, Stubbington Village and the popular Hill Head Beach, this three-bedroom detached home is offered with no forward chain and represents an excellent opportunity for buyers seeking a well-located family home. Further benefits include a newly replaced boiler, brand new windows, redecorated throughout, driveway parking and a private rear garden, ideal for relaxing or entertaining outdoors. The ground floor accommodation begins with a welcoming porch leading into a spacious lounge/diner, providing a comfortable and flexible space ideal for both family living and entertaining. This flows through to a kitchen/breakfast room, which offers ample space for everyday use, and onwards to a conservatory enjoying pleasant views over the rear garden. A useful downstairs shower room completes the ground floor, adding convenience and versatility. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, providing practical and comfortable accommodation suitable for a range of buyers. Located within good school catchments and a popular residential area, this home offers scope to personalise over time, making it an ideal choice for families and downsizers alike.





## **PORCH**

**LOUNGE/DINER** 23' 4" x 11' 8" (7.11m x 3.56m)

**KITCHEN/BREAKFAST ROOM** 10' 3" x 8' 9" (3.12m x 2.67m)

**DOWNSTAIRS SHOWER ROOM** 7' 6" x 7' 6" (2.29m x 2.29m)

**CONSERVATORY** 11' 1" x 10' 5" (3.38m x 3.18m)

## **UPSTAIRS LANDING**

**BEDROOM 1** 13' 11" x 12' 3" (4.24m x 3.73m)

**BEDROOM 2** 14' 3" x 9' 1" (4.34m x 2.77m)

**BEDROOM 3** 7' 11" x 7' 5" (2.41m x 2.26m)

**BATHROOM** 7' 10" x 5' 6" (2.39m x 1.68m)

## **OUTSIDE**

### **PAVED DRIVEWAY**

**GARAGE** 10' 9" x 8' (3.28m x 2.44m)

### **PRIVATE REAR GARDEN**



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		85 B
69-80	C		
55-68	D	67 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.



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