

£329,995

49 East House Avenue

Stubbington, PO14 2SB

PROPERTY SUMMARY

A well-located three-bedroom, semi-detached, family home offered with no forward chain, situated on the ever-popular East House Avenue in Stubbington. The property offers well-balanced accommodation, beginning with a kitchen positioned to the front of the house, providing a practical and functional space with scope for modernisation. To the rear, a spacious lounge/diner opens into a bright conservatory, creating an excellent family living and entertaining area with views and access onto the rear garden. Upstairs, the first floor comprises three well-proportioned bedrooms along with a refitted shower room. Externally, the home benefits from an attached garage and driveway parking, while the rear garden is a real highlight; ideal for families and keen gardeners alike. The garden also offers excellent potential to extend, subject to the usual planning permissions, allowing the next owner to truly put their own stamp on the property. Ideally positioned within close proximity to Stubbington Village, the property enjoys easy access to a wide range of local amenities, as well as highly regarded local schools, making it a particularly attractive option for families. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out.

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HALLWAY

KITCHEN 8' 5" x 7' 10" (2.57m x 2.39m)

LOUNGE/DINER 14' 11" x 14' 4" (4.55m x 4.37m)

CONSERVATORY 12' 7" x 9' 3" (3.84m x 2.82m)

LANDING

BEDROOM ONE 11' 1" x 8' 7" (3.38m x 2.62m)

BEDROOM TWO 10' 8" x 8' 7" (3.25m x 2.62m)

BEDROOM THREE 6' 9" x 5' 11" (2.06m x 1.8m)

SHOWER ROOM 6' x 5' 5" (1.83m x 1.65m)

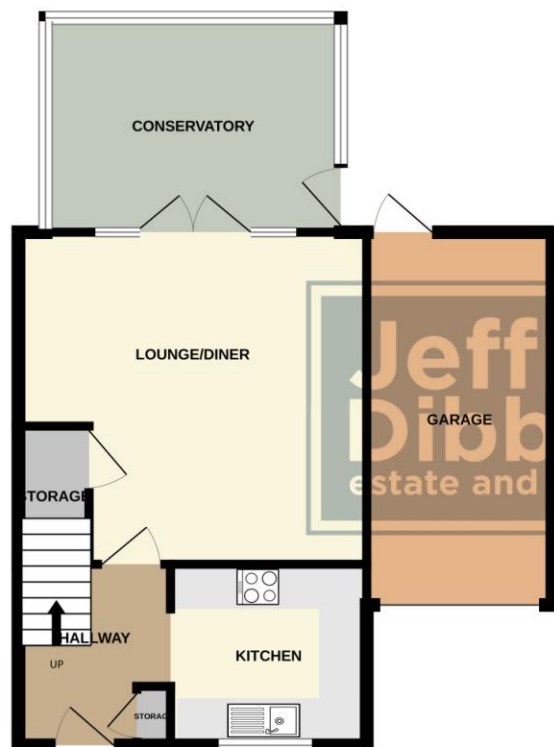
OUTSIDE

GARAGE 16' 1" x 7' 11" (4.9m x 2.41m)

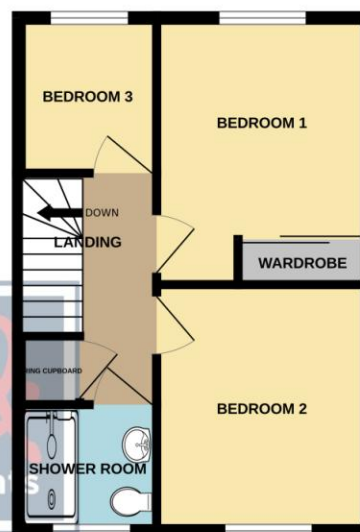
DRIVEWAY

REAR GARDEN

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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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
Dibbens**
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