

GUIDE PRICE

£385,000 - £400,000

18 Fair Isle Close

Stubbington, PO14 3RT

PROPERTY SUMMARY

Situated in the sought-after location of Fair Isle Close, this immaculately presented four-bedroom semi-detached family home enjoys a pleasant outlook over a green and is ideally positioned within walking distance of Hill Head Beach, Stubbington Village, local amenities and well-regarded schools.

The property is approached via a private driveway providing off-road parking and access to the garage. Stepping inside, a welcoming entrance porch provides useful additional storage before leading into the generously sized lounge. This bright and spacious reception room benefits from a dual aspect, allowing plenty of natural light to flow through, with sliding doors opening directly onto the rear garden.

An archway leads through to the kitchen/dining room, creating a fantastic second reception space and a sociable setting for everyday family life, dining and entertaining. From the dining area there is access to a useful utility/lobby space, which in turn leads to an immaculate and recently refitted downstairs shower room.

Upstairs, the property offers four well-proportioned bedrooms, all beautifully presented, alongside a stylish refitted family bathroom.

Outside, the nicely maintained and landscaped rear garden provides an excellent space for the whole family to enjoy, featuring a verdant lawn, decked seating area and patio, ideal for alfresco dining and entertaining. A particularly wide side access also provides valuable additional storage space.

With its immaculate presentation, generous accommodation and fantastic location close to both Stubbington Village and the coastline, this wonderful family home is not to be missed. Call our Stubbington office today.

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ENTRANCE PORCH 6' 3" x 4' 7" (1.91m x 1.4m)

LOUNGE 19' 8" x 10' 8" (5.99m x 3.25m)

DINING ROOM 11' 5" x 9' 8" (3.48m x 2.95m)

KITCHEN 10' 8" x 9' 9" (3.25m x 2.97m)

UTILITY SPACE/LOBBY

DOWNSTAIRS SHOWER ROOM 7' 5" x 5' 6" (2.26m x 1.68m)

UPSTAIRS

BEDROOM 1 10' 11" x 10' 10" (3.33m x 3.3m)

BEDROOM 2 10' 7" x 8' 0" (3.23m x 2.44m)

BEDROOM 3 10' 9" x 8' 9" (3.28m x 2.67m)

BATHROOM 6' 3" x 5' 7" (1.91m x 1.7m)

BEDROOM 4 9' 2" x 7' 9" (2.79m x 2.36m)

OUTSIDE

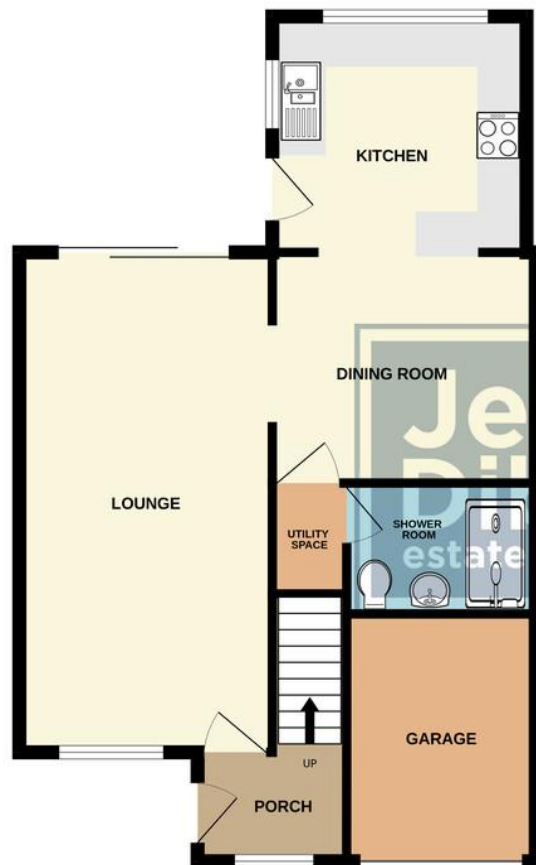
FRONT GARDEN

DRIVEWAY

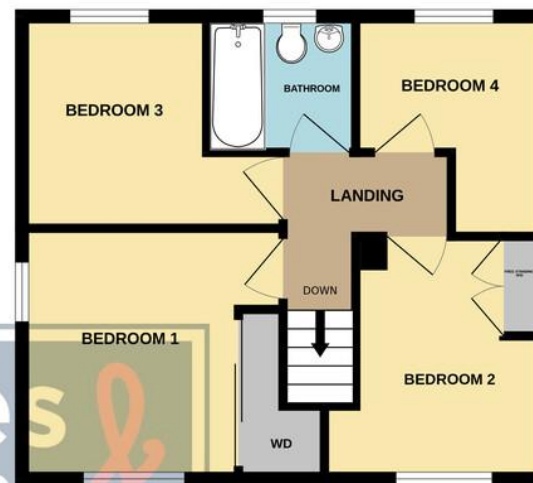
GARAGE 10' 4" x 7' 10" (3.15m x 2.39m)

REAR GARDEN

GROUND FLOOR



1ST FLOOR



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		87 B
69-80	C	75 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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