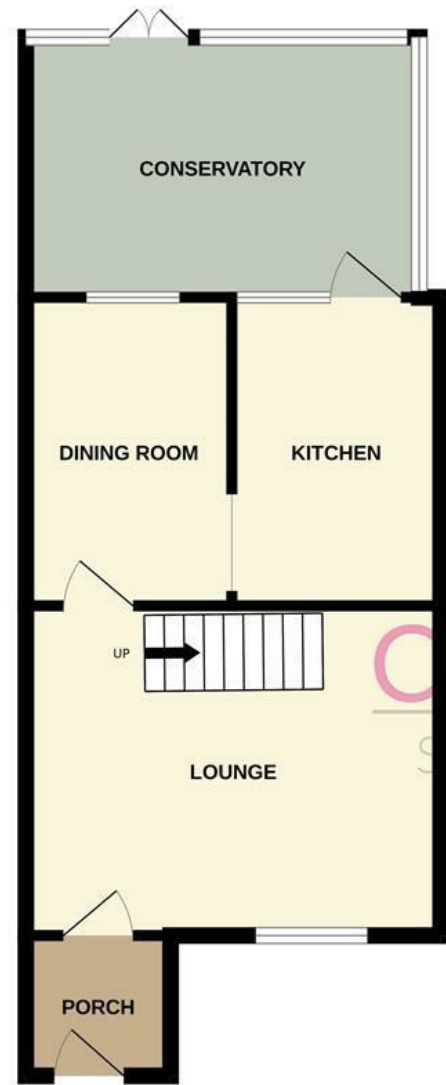
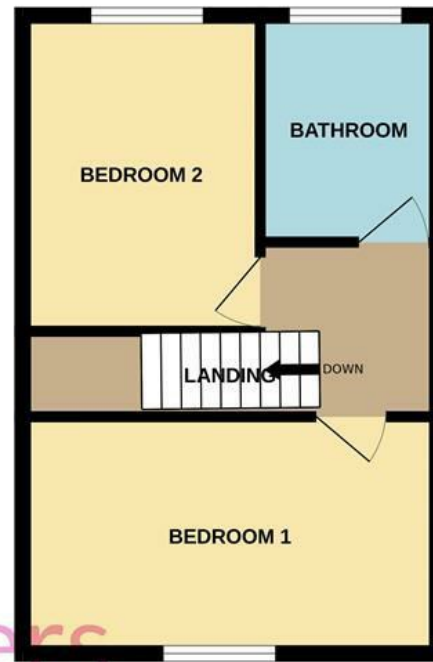


GROUND FLOOR



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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Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersestateagency.com/>



8
Sea Kings
Stubbington
Fareham
Hampshire
PO14 3SX



01329 665700
Stubbington

Bursledon

02380 010440

**8 Sea Kings
Stubbington
Fareham
PO14 3SX**

Asking Price £265,000
Freehold

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  1
  1
  C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



A well presented two double bedroom terrace property situated in a Cul-De-Sac location, with the benefit of garage and parking. The property has many benefits including two reception rooms, two double bedroom, bathroom with window, and combination boiler. Other benefits include large conservatory, enclosed rear garden and no forward chain.

Entrance Porch
Textured ceiling. Door to:

Lounge
14'7" x 11'9" (4.461 x 3.590)
Textured ceiling, window to front elevation, radiator.

Dining Room
10'10" x 7'2" (3.315 x 2.205)
Textured ceiling, window to rear elevation, radiator.

Kitchen
11'0" x 6'11" (3.359 x 2.130)
Skimmed ceiling, door and window to rear elevation, fitted range of wall and base units with work surface over, inset sink with mixer tap, built in oven, hob and hood, plumbing for washing machine, space for under counter fridge and freezer units.

Conservatory
Constructed from PVCu double glazed elevations under a poly carbonate roof, French style doors to rear garden.

Bedroom 1
14'8" x 8'5" (4.478 x 2.572)
Textured ceiling, window to front elevation, radiator.

Bedroom 2
11'1" x 8'5" (3.402 x 2.583)
Textured ceiling, window to rear elevation, access to boiler cupboard, radiator.

Family Bathroom
7'11" x 5'9" (2.436 x 1.772)
Textured ceiling, window to rear elevation, suite comprising panel bath with mixer tap/shower attachment, W.C, pedestal wash basin, laminate flooring, radiator.

Rear Garden
A fully enclosed rear garden laid to low maintenance decking and ornamental gravel. Rear pedestrian gateway.

Garage
In a near by block.

Parking
In the near by car park, numbered parking spaces for the sole use of owners with garages.