



**£565,000**  
**87 Titchfield Road**  
Stubbington, PO14 2JE

## PROPERTY SUMMARY

This stunning family home is within a short walk from Stubbington Village and sits within great school catchments such as Crofton Senior School. With ample parking on the shingled driveway, the property's unique arched entrance opens into a spacious hallway leading to the useful utility room, a refitted kitchen with sleek worktops, a stylish downstairs W/C and the open plan lounge/diner with sliding doors into the garden room extension which boasts dual aspect and tri-folding doors, as well as velux windows which allow an abundance of natural light into this fantastic space. Upstairs, there are four well-proportioned bedrooms, an ensuite to the master and a gleaming family bathroom. The rear garden to this property offers a charming outside space comprising mature shrubbery offering a great degree of privacy, verdant lawn and a porcelain patio area with an electric canopy, ideal for summer days with the family. With a full size single garage, a recently fitted gas fire and immaculate presentation, this property is not to be missed. Please call us in our Stubbington Office to book in your viewing today.





#### **ENTRANCE HALLWAY**

**KITCHEN** 12' 1" x 8' 9" (3.68m x 2.67m)

**UTILITY ROOM** 7' 9" x 7' 1" (2.36m x 2.16m)

**W/C** 5' 8" x 2' 8" (1.73m x 0.81m)

**LOUNGE/DINER** 21' 7" x 21' 7" (6.58m x 6.58m)

**GARDEN ROOM** 11' 3" x 10' 9" (3.43m x 3.28m)

#### **LANDING**

**BEDROOM 1** 16' 2" x 10' 4" (4.93m x 3.15m)

**ENSUITE** 8' 3" x 4' 8" (2.51m x 1.42m)

**BEDROOM 2** 11' 6" x 10' 8" (3.51m x 3.25m)

**BEDROOM 3** 11' 8" x 10' 5" (3.56m x 3.18m)

**BATHROOM** 7' 3" x 5' 8" (2.21m x 1.73m)

**BEDROOM 4** 8' 8" x 8' 8" (2.64m x 2.64m to fitted wardrobes)

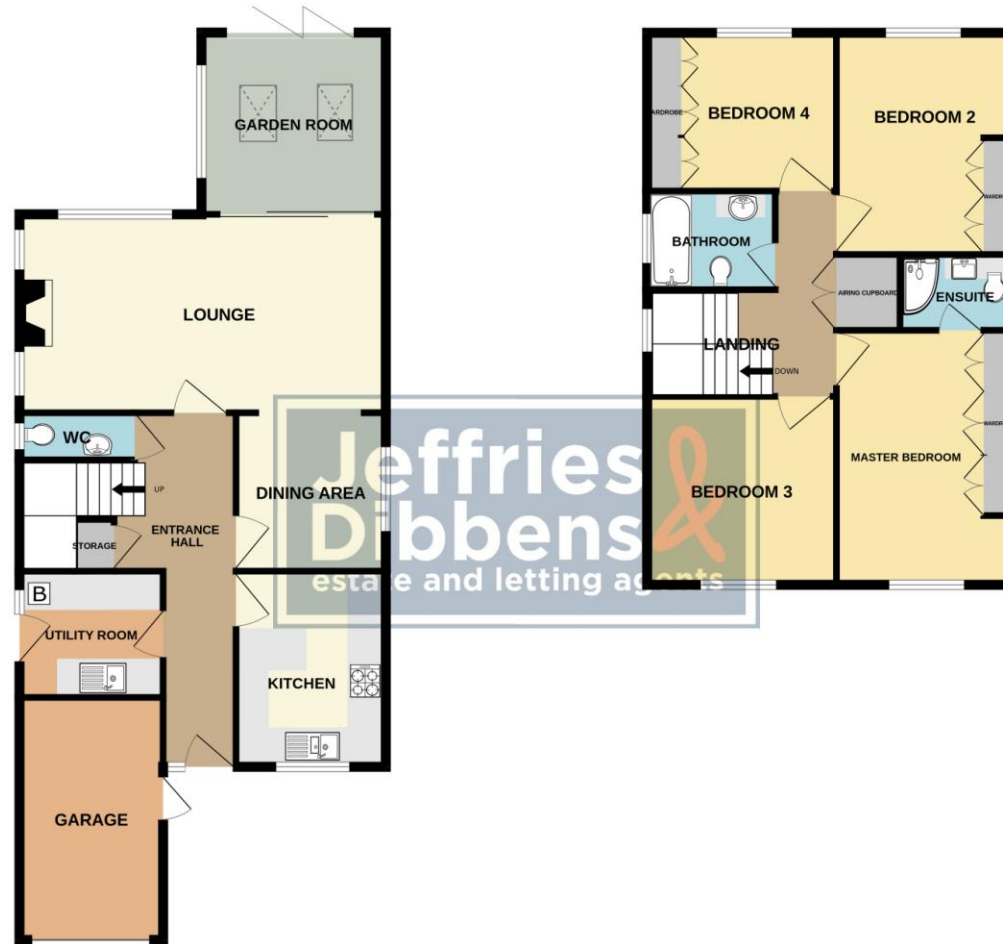
#### **OUTSIDE**

#### **DRIVEWAY PARKING**

**GARAGE** 17' 2" x 8' 6" (5.23m x 2.59m)

#### **REAR GARDEN**





**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band F

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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

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.

**Jeffries  
Dibbens &**  
estate and letting agents

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