



**£460,000**  
**65 Kingsmead Avenue**  
Stubbington, PO14 2NJ

## PROPERTY SUMMARY

Situated on a well-regarded residential road in Stubbington, this beautifully renovated semi-detached home offers spacious and highly flexible accommodation, perfectly suited to modern family life or multigenerational living.

The ground floor has been thoughtfully designed to create an impressive open-plan kitchen, lounge and dining space spanning the rear of the property. This bright and sociable area is ideal for both everyday living and entertaining, with the dining area featuring striking tri-folding doors that open onto the south-facing rear garden, creating a seamless indoor-outdoor flow. The kitchen is well-appointed with ample worktop and storage space, complemented by a separate utility room for added practicality.

A particular highlight is the versatile ground floor layout, which includes a generous fourth bedroom created from the garage conversion, alongside a stylishly refitted shower room, ideal for guests or downstairs living.

Upstairs, a bright landing enhances the overall sense of space, leading to three well-proportioned double bedrooms. The accommodation is completed by an immaculate family bathroom finished to a high standard.

Externally, the property continues to impress. To the front, a block-paved driveway provides parking for multiple vehicles. The private rear garden enjoys a desirable southerly aspect, offering a great space for relaxing or entertaining, and includes a detached home office with power and lighting. A generous side passage adds further practicality, ideal for additional storage, sheds or outdoor equipment.

A superb turn-key home combining style, space and versatility in a highly sought-after location - not to be missed.

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#### HALLWAY

**LOUNGE** 22' x 10' 10" (6.71m x 3.3m)

**DINING ROOM** 11' 3" x 9' 2" (3.43m x 2.79m)

**KITCHEN** 9' 8" x 7' 7" (2.95m x 2.31m)

**UTILITY ROOM** 7' x 6' 1" (2.13m x 1.85m)

**BEDROOM FOUR/STUDY** 16' x 8' (4.88m x 2.44m)

**SHOWER ROOM** 9' 4" x 6' 9" (2.84m x 2.06m)

#### LANDING

**MASTER BEDROOM** 12' 11" x 12' 3" (3.94m x 3.73m)

**BEDROOM TWO** 9' 5" x 8' 9" (2.87m x 2.67m)

**BEDROOM THREE** 10' 2" x 8' 4" (3.1m x 2.54m)

**BATHROOM** 7' 8" x 7' 2" (2.34m x 2.18m)

#### OUTSIDE

#### REAR GARDEN

**HOME OFFICE** 14' 6" x 8' 8" (4.42m x 2.64m)

#### DRIVEWAY



**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		81 B
69-80	C	77 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.



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