



26 BEVERLEY ROAD, FAREHAM

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. Made with Metropix ©2024



**FIXTURES AND FITTINGS**

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation

**Disclaimer property details**

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.





## 2 Dallington Close Stubbington Fareham PO14 2RH

£399,950

A very nicely presented three bedroom semi detached house with own driveway for 3/4 cars and garage/home office at rear, situated just a short walk to the local beach. The property has been well maintained by the present owner and boasts recently re-fitted bathroom, re-fitted downstairs cloakroom and kitchen, and an insulated roof to the conservatory extension. Other benefits include Lounge and Dining room, two double and a well proportioned single bedroom and double glazing throughout.

### Front Door

Into:

### Entrance Hallway

Textured ceiling, access to under stairs storage cupboard, radiator. Doors to:

### Downstairs Cloakroom

Skimmed ceiling, window to front elevation, re-fitted suite comprising W.C, wash hand basin with vanity storage, feature tiling, heated towel rail.

### Lounge 14' 0" x 11' 1" (4.270m x 3.370m)

Textured covered ceiling, window to front elevation, feature fire surround, radiator.

### Dining Room 9' 9" x 9' 2" (2.98m x 2.79m)

Textured covered ceiling, doors to conservatory, radiator.

### Conservatory/Utility Area 12' 10" x 9' 2" (3.91m x 2.80m)

Measurement does not include the utility area. Constructed from brick and PVCu double glazed elevations under an insulated roof, French style doors to garden, radiator. Utility area with plumbing for washing machine and space for tumble drier under a fitted worktop.

### Kitchen 10' 8" x 8' 1" (3.24m x 2.47m)

Skimmed ceiling, window to side elevation, re-fitted range of modern wall and base units with work surface over, inset 1 1/2 bowl sink with mixer taps, pull out bin storage, built in oven, hob and hood, plumbing for dishwasher and space for fridge/freezer, larder cupboard.

### First Floor Landing

Textured ceiling, window to side elevation, access to airing cupboard, access to roof void housing combination boiler, Doors to:

### Bedroom 1 14' 1" x 9' 11" (4.28m x 3.01m)

Textured ceiling, window to rear elevation, radiator.

### Bedroom 2 11' 9" min x 9' 4" (3.58m x 2.84m)

Skimmed covered ceiling, window to front elevation, radiator.

### Bedroom 3 8' 2" x 8' 0" (2.48m x 2.45m)

Textured ceiling, window to rear elevation, radiator.

### Family Bathroom 7' 2" x 5' 6" (2.19m x 1.67m)

Skimmed ceiling, extractor fan, window to front elevation, re-fitted suite comprising panel bath with mixer tap and independent shower over, W.C with concealed cistern, wash hand basin with storage below, heated towel rail.

### Outside

### Driveway

Offering off road parking. Leading to:

### Garage/Home Office/Store 10' 4" min x 7' 4" (3.14m x 2.234m)

Measurement does not include the front storage area. Partially converted to provide a useful home office or garden room, with the front section offering storage for bikes etc.

### Rear Garden

A fully enclosed rear garden with areas laid to lawn with borders, further area laid to patio, outside tap and lighting.

### 2 Dallington Close

Traditional construction under a tiled roof, heating source - Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : C Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through

<https://checker.ofcom.org.uk/> The vendor has experienced no flooding in the past 5 years The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.aspx>

### Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



Chambers Sales and Lettings - Stubbington, 25 Stubbington Green, Fareham, PO14 2JY  
Phone: 01329 665700, Email: [stubbington@chambersagency.co.uk](mailto:stubbington@chambersagency.co.uk)

[www.chambersestateagency.com](http://www.chambersestateagency.com)

