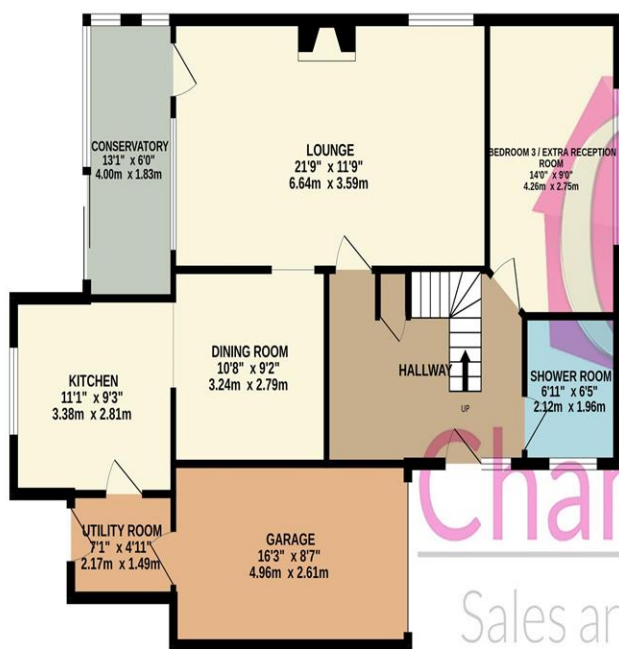




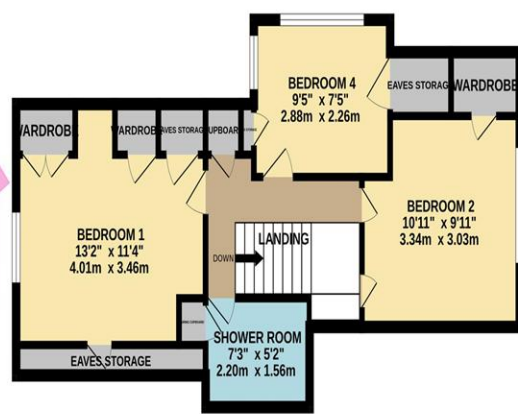
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SALES & LETTINGS

GROUND FLOOR
993 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



Chambers
Sales and Lettings

TOTAL FLOOR AREA: 1476 sq.ft. (137.2 sq.m.) approx.

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

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.



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





2 Bells Lane Stubbington Fareham PO14 2BA

£499,000

A four bedroom detached situated in a rarely available but always desirable location convenient to the village, great school catchments and a short walk to the beach. The property offers versatile accommodation over two floors comprising large lounge, dining room open to re-fitted kitchen, sun lounge, utility room, re-fitted family shower room and double bedroom or further reception to the ground floor, with a further two double bedrooms, large single bedroom and shower room to the first floor. Outside there is parking for five plus cars on the front leading to a carport and garage with fully enclosed private southerly aspect rear garden. Subject to planning there is plenty of potential to extend to the garage side of the property, or to take advantage that the property eaves space offers. Book early to avoid disappointment!

Front Door

Into:

Entrance Hallway

A larger than average hallway, textured ceiling, access to under stairs storage cupboard, radiator. Doors to:

Lounge 21' 9" x 11' 9" (6.641m x 3.589m)

Textured ceiling, window to side elevation, window to rear elevation and door to sun lounge, feature fire surround, 2 x radiators.

Dining Room 10' 8" x 9' 0" (3.241m x 2.746m)

Fitted wall and base unit with work surface over, radiator. Open to:

Kitchen 11' 1" x 7' 10" (3.371m x 2.381m)

Window to rear elevation, re-fitted range of modern wall and base units with work surface over, inset sink with mixer taps, integrated dish washer, built in oven and microwave oven and hob.

Utility Room 7' 2" x 4' 9" (2.176m x 1.449m)

Window to rear elevation and door to garden, personal door to garage, plumbing for washing machine, space for tumble drier and fridge/freezer.

Sun Lounge 13' 2" x 6' 0" (4.010m x 1.832m)

Poly carbonate roof, patio door to rear garden.

Bedroom 3/ Further Reception Room 13' 9" x 9' 0" (4.203m x 2.752m)

Textured ceiling, window to front elevation, radiator.

Family Shower Room 7' 0" x 6' 5" (2.124m x 1.962m)

Skimmed ceiling, window to side elevation, extractor fan, re-fitted suite comprising walk in shower cubicle, pedestal wash basin, W.C, floor to ceiling tiling, heated towel rail.

First Floor Landing

Textured ceiling, access to roof void, access to storage cupboard. Doors to:

Bedroom 1 13' 1" x 11' 4" (4.00m x 3.461m)

Skimmed ceiling, window to rear elevation, fitted wardrobes offering hanging and shelf space, access to

eaves storage, radiator.

Bedroom 2 11' 0" x 9' 11" (3.346m x 3.034m)

Skimmed ceiling, window to front elevation, built in wardrobe, access to eaves storage, radiator.

Bedroom 4 9' 5" x 7' 5" (2.879m x 2.261m)

Skimmed ceiling, windows to side and rear elevations, access to eaves storage, radiator.

Shower Room 7' 3" x 5' 2" (2.201m x 1.567m)

Skimmed ceiling, window to side elevation, suite comprising shower cubicle, pedestal wash basin, W.C, shaver point, access to boiler cupboard housing replacement combination boiler.

Outside

Driveway

Offering off road parking for five plus cars.

Car Port

Leading To:

Garage 16' 3" x 8' 7" (4.965m x 2.618m)

Electric roller door, power and light, personal door into utility room.

Rear Garden

A fully enclosed rear garden offering a private southerly aspect, laid to lawn with borders and patio, side pedestrian gateway.



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