

£485,000

22 Carisbrooke Avenue

Hill Head, PO14 3PN

PROPERTY SUMMARY

Situated in a highly desirable location close to Hill Head Beach, Stubbington Village and its wide range of local amenities, this beautifully presented three-bedroom link-detached family home offers spacious and versatile accommodation, ideal for modern family living.

Approached via a generous driveway frontage, the entrance hallway provides access to a convenient downstairs W/C, separate study and a bright and airy lounge. Boasting a cosy log burner and an abundance of natural light from its south-facing window, the lounge flows through a further reception area into the impressive extended, open-plan kitchen/diner. Having been tastefully refitted, the kitchen offers ample worktop and storage space, whilst skylights flood the room with natural light. The dining area features stunning tri-folding doors opening onto the rear garden, seamlessly bringing the outside in and creating the perfect space for entertaining.

Upstairs, there are three well-proportioned bedrooms and a spacious family bathroom. The master bedroom and third bedroom benefit from newly fitted wardrobes, whilst the second bedroom houses an airing cupboard containing the recently replaced boiler.

Outside, the rear garden provides a tranquil retreat, featuring a combination of patio and lawn, ideal for relaxing and entertaining. A versatile outbuilding, already benefiting from electricity and lighting, offers fantastic potential for conversion into a home office or hobby room.

Further benefits include an attached single garage, ample driveway parking and a fantastic location within sought-after school catchment areas. This wonderful family home is not to be missed! Call us today in our Stubbington branch to arrange your viewing and avoid disappointment.

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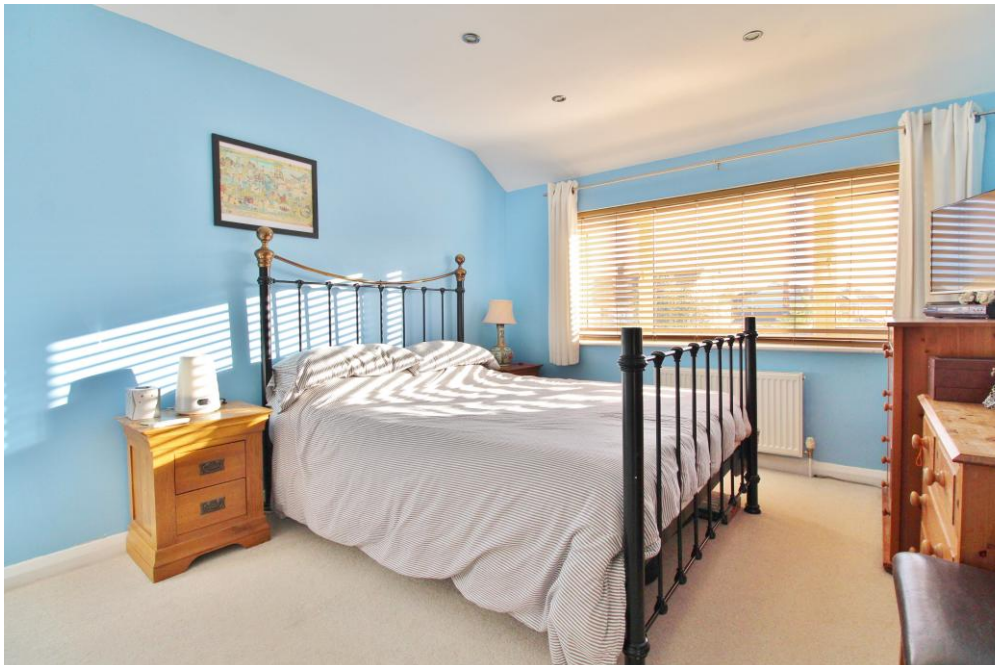
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HALLWAY

LOUNGE 13' 5" x 11' 3" (4.09m x 3.43m)

RECEPTION ROOM 11' x 9' 6" (3.35m x 2.9m)

KITCHEN/DINER 18' 1" x 10' 4" (5.51m x 3.15m)

BEDROOM/STUDY 10' 11" x 8' 9" (3.33m x 2.67m)

WC 4' 10" x 2' 9" (1.47m x 0.84m)

LANDING

BEDROOM ONE 13' 4" x 10' 6" (4.06m x 3.2m)

BEDROOM TWO 11' 3" x 10' 6" (3.43m x 3.2m)

BEDROOM THREE 9' 6" x 7' 3" (2.9m x 2.21m)

BATHROOM 8' 4" x 7' 2" (2.54m x 2.18m)

OUTSIDE

REAR GARDEN

OUTBUILDING 11' 5" x 11' (3.48m x 3.35m)

GARAGE 16' 2" x 7' 2" (4.93m x 2.18m)

DRIVEWAY



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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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