

GUIDE PRICE

£380,000 - £400,000

15 Mulberry Avenue

Stubbington, PO14 2SN

PROPERTY SUMMARY

GUIDE PRICE £380,000 to £400,000: Situated in a highly sought-after residential location, within walking distance of Stubbington Village, Lee-on-the-Solent beach and excellent local schools, this delightful three-bedroom detached family home offers spacious and versatile accommodation, occupying an attractive corner plot with potential to add your own stamp to the property.

Upon entering the property through the porch, you are welcomed into a generous lounge which flows seamlessly into the dining room, creating a wonderful space for relaxing and entertaining with family and friends. Adjacent to the dining room is a well-equipped kitchen, offering ample storage and worktop space, with the added practicality of a side access door. To the rear of the property, a delightful conservatory enjoys pleasant views over the garden, providing an additional reception space to enjoy throughout the year. Completing the ground floor accommodation is a convenient downstairs W/C, ideal for guests and everyday family living.

Upstairs, the property boasts three well-proportioned bedrooms, all benefiting from built-in storage. The master bedroom further enjoys the luxury of an en-suite shower room, whilst the remaining bedrooms are served by a spacious four-piece family bathroom.

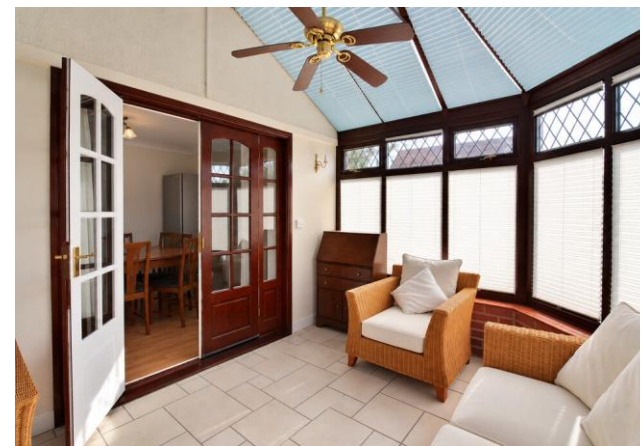
Externally, the property occupies a corner plot, featuring a pleasant front garden and a driveway providing off-road parking, leading to a single garage. To the rear, the charming walled garden is bordered by mature shrubs, offering a lovely setting for outdoor dining, entertaining or simply relaxing in the warmer months.

With its fantastic location, generous accommodation and attractive outside space, this wonderful family home is not to be missed. Contact our Stubbington branch today to arrange your viewing!

3 

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PORCH

W/C

LOUNGE 14' 11" x 14' 7" (4.55m x 4.44m)

DINING ROOM 11' 10" x 8' 4" (3.61m x 2.54m)

KITCHEN 11' 10" x 6' 8" (3.61m x 2.03m)

CONSERVATORY 16' 10" x 10' 2" (5.13m x 3.1m)

UPSTAIRS

BEDROOM 1 14' 1" x 8' 4" (4.29m x 2.54m)

ENSUITE 6' 9" x 5' 10" (2.06m x 1.78m)

BEDROOM 2 8' 4" x 6' 8" (2.54m x 2.03m)

BEDROOM 3 9' 11" x 6' 8" (3.02m x 2.03m)

BATHROOM 8' 10" x 6' 8" (2.69m x 2.03m)

OUTSIDE

FRONT GARDEN

DRIVEWAY

GARAGE 17' x 8' 7" (5.18m x 2.62m)

REAR GARDEN



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.
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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		
69-80	C	72 C	78 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.

**Jeffries
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