



£415,000
36 Southways
Stubbington, PO14 2AQ

PROPERTY SUMMARY

Situated in a lovely location which is within easy reach of Stubbington Village, this well-presented property offers spacious and versatile accommodation throughout, along with a private rear garden and ample off-road parking. Upon entering the property, you are welcomed by a generously sized entrance hallway providing access to two well-proportioned double bedrooms and a modern shower room, which is finished in neutral tones and benefits from a window allowing plenty of natural light. The spacious lounge provides a comfortable living area and leads through to both the kitchen and sunroom. The sunroom is a wonderful addition to the property, offering an ideal space to relax and enjoy views over the rear garden, with sliding doors providing direct access outside. The kitchen offers ample cupboard and worktop space, along with the added convenience of an integrated dishwasher and washing machine. A further benefit is the useful loft room, complete with Velux windows, providing additional versatile space to suit a variety of needs. Externally, the property enjoys a generously sized, private rear garden, featuring a combination of lawn, patio and decking areas, perfect for outdoor dining and entertaining. To the front, a spacious driveway provides ample off-road parking for multiple vehicles. Ideally positioned close to Stubbington Village and its range of local amenities, this lovely property offers a fantastic opportunity for those seeking comfortable living in a desirable and convenient location.

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ENTRANCE HALL

LOUNGE 13' 05" x 10' 11" (4.09m x 3.33m)

SUN ROOM 14' 05" x 8' 11" (4.39m x 2.72m)

KITCHEN 13' 04" x 10' 10" (4.06m x 3.3m)

BEDROOM 1 13' 05" x 10' 10" (4.09m x 3.3m)

BEDROOM 2 11' 11" x 10' 11" (3.63m x 3.33m)

BATHROOM 7' 07" x 5' 05" (2.31m x 1.65m)

ATTIC ROOM 27' 01" x 21' 08" (8.25m x 6.6m)

OUTSIDE

REAR GARDEN

DRIVEWAY



36 SOUTHWAYS

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 C

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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