

£350,000
24 Kingsmead Avenue
Stubbington, PO14 2NL

PROPERTY SUMMARY

Situated in a highly sought-after location on Kingsmead Avenue, Stubbington, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families. Upon entering, you are welcomed by a large entrance hallway which leads through to a bright and inviting lounge positioned at the front of the property, featuring an attractive bay window. The lounge flows seamlessly into the open-plan kitchen/diner, creating a fantastic space for both everyday family life and entertaining guests. To the rear of the dining area is a lean-to conservatory, providing useful additional storage space and offering excellent potential for improvement or extension, subject to the necessary planning permissions. Upstairs, the property benefits from three well-proportioned bedrooms and a modern refitted family bathroom, completing the internal accommodation. Externally, the property boasts a generous frontage with a large driveway providing off-road parking for multiple vehicles, leading to a single garage. The rear garden enjoys a good degree of privacy and features both patio and lawn areas, perfect for relaxing and outdoor entertaining. This home is ideally situated within walking distance of highly regarded local schools, Stubbington Village and the popular seafront at Lee-on-the-Solent; contact our Stubbington branch today to avoid missing out.





HALLWAY

LOUNGE 13' 10" x 10' 8" (4.22m x 3.25m)

KITCHEN/DINER 16' 10" x 9' 10" (5.13m x 3m)

LEAN TO 12' 4" x 8' 4" (3.76m x 2.54m)

LANDING

BEDROOM ONE 13' 10" x 10' (4.22m x 3.05m)

BEDROOM TWO 10' x 9' (3.05m x 2.74m)

BEDROOM THREE 10' 1" x 6' 8" (3.07m x 2.03m)

BATHROOM 7' 8" x 5' 7" (2.34m x 1.7m)

OUTSIDE

REAR GARDEN

FRONT GARDEN

GARAGE 16' 6" x 8' 3" (5.03m x 2.51m)

DRIVEWAY



GROUND FLOOR

1ST FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 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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