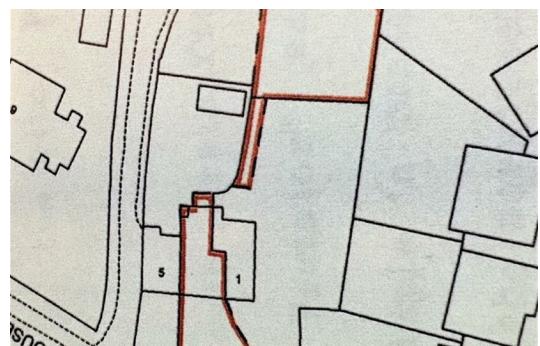


C
Chambers
Sales and Letting

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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Stubbington

3 Burnt House Lane Stubbington Fareham PO14 2LF

Price Guide £325,000
Freehold



A RARE FIND! This charming and unique two bedroom Grade II listed cottage sits within walking distance of Stubbington village with all its amenities and within 1.3 miles walk to the beach. The property, which has been occupied by the current owner for some 87 years and is approximately 400 years old. It briefly consists of a sitting room and a kitchen/breakfast room, two first floor bedrooms and a three piece bathroom suite. There is a generous sized rear garden and a large garden to the front with its own driveway. REQUIRING MODERNISATION THROUGHOUT this property really must be seen to be fully appreciated. Call Chambers Sales and Lettings to arrange a viewing,

Entrance Porch

Accessed via a wooden front door, ceramic tiled floor, door to:

Sitting Room

15'5" x 10'3" (4.71 x 3.14)

Single glazed window to front elevation, fitted gas fire, (concealed fireplace behind), fitted wooden bookcase, feature beamed ceiling, door to:

Kitchen/ Breakfast Room

13'11" x 12'4" (4.26 x 3.76)

Single glazed window to side, two single glazed windows to rear aspect, door to lean to. Fitted units, large stainless steel sink unit, space for all appliances, space for cooker, space for dining table and chairs, door to pantry, staircase to first floor.

Lean To

Constructed of brick wall and single glazed elevations under a sloping polycarbonate roof, ceramic tiled floor, Door to rear garden.

Landing

Single glazed window at half height, doors to bedroom one, two and family bathroom.

Bedroom One

15'10" x 11'1" (4.84 x 3.39)

A low level single glazed window to front elevation, doors to two separate wardrobes.

Walk in Wardrobe 1

4'4" x 4'6" (1.33 x 1.39)

Single glazed window to front elevation, space for hanging and shelving.

Walk in wardrobe 2

5'7" x 4'7" (1.72 x 1.42)

Currently adjacent to the chimney breast, space for hanging and shelving, access to loft space.

Bedroom Two

Single glazed window to rear elevation, access to airing cupboard housing hot water tank.

Bathroom

Single glazed window to rear elevation, fitted panel bath, pedestal wash hand basin, WC, heated towel rail.

Rear Garden

Area immediately behind house laid to shingle, pedestrian wrought iron gate, own pathway leading to a good size enclosed garden offering privacy and seclusion with a favourable sunny aspect. (No 3 Burnt House Lane has a pedestrian right of way over the rear courtyard to access their own garden.) No 3 also has a pedestrian right of way through the covered pathway.

Front Driveway

A shingle driveway adjacent to area laid to flower and shrubs.

Property Information

Traditional construction under a tiled roof.

All mains services connected.

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE, Three, O2 and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Parking: Driveway

Council Tax B

Agents Note

The current owner informs us of the following:

The chimney was swept a year ago

New roof tiles were added 2 Years ago (In the early years this cottage had a thatched roof)

There is a fireplace concealed in the sitting room

There is also a smart meter.

