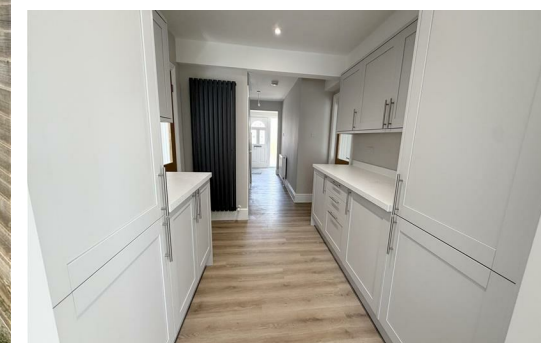




**Chambers**  
Sales and Lettings

While every attempt has been made to ensure the accuracy of the description 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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**28**  
**Southways**  
**Stubbington**  
**Fareham**  
**Hampshire**  
**PO14 2AQ**



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**Bursledon**

**02380 010440**


# 28 Southways Stubbington Fareham PO14 2AQ

Asking Price £495,000  
Freehold

 4
  3
  3
  D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





This beautifully modernised and significantly extended four-bedroom semi-detached home has been comprehensively refurbished from top to bottom and finished to an exceptional standard throughout. Having successfully worked with these sellers before, we are confident that this stunning property will exceed expectations. Arranged over three floors, the accommodation comprises a welcoming porch leading to an open entrance hall with built-in storage, utility room, cloakroom, and an impressive L-shaped kitchen opening into a spacious breakfast area. This flows seamlessly into a versatile dining/playroom and a lounge. The first floor offers three bedrooms and a newly fitted shower room. The second floor the main bedroom with a separate four-piece family bathroom. Externally, the property benefits a beautifully landscaped and private rear garden. A detached cabin, complete with power and plumbing, providing a blank canvas that could be utilised as a home office, gym, studio, or additional living space to suit your needs. To the front, there is ample off-road parking. Ideally situated within a short walk of the village centre and highly regarded Crofton School, this exceptional home must be viewed to be fully appreciated. Contact Chambers today on 01329 665700 to arrange your viewing and avoid disappointment.

**Front Door**  
Intro:

**Porch**  
Porch area open to:

**Entrance Hall**  
Skimmed ceiling, radiator, understairs cupboard housing meters, further storage cupboard, stairs to first floor.

**'L' Shaped Kitchen/Breakfast Room**  
21'11" x 17'0" max (6.68m x 5.18m max)  
Skimmed ceiling with spot lights, PVCu double glazed window to rear elevation, french doors open to rear garden, skylight, a brand new modern range of wall and base/drawer units with worksurface over, inset sink, electric hob and oven with extractor hood over, integrated dishwasher, integrated fridge/freezer, cupboard housing new 'Glow Worm' boiler. space for dining room table, verticale radiator, Door into:

**Utility Room**  
10'9" x 4'3" (3.28 x 1.32)  
Skimmed ceiling, PVCu double glazed window to rear elevation and side door, modern range of units with worktop over, inset sink, plumbing for washing machine, space for tumble dryer, radiator. door to:

**Cloakroom**  
Skimmed ceiling spot lights, PVCu double glazed window to front elevation, combined wash basin with WC, heated towel rail, extractor fan.

**Dining Room/Playroom**  
11'11" x 10'5" (3.64 x 3.19)  
Skimmed ceiling, A versatile space with two storage cupboards featured, carpeted, radiator, door into hall and glass oak framed double doors into:

**Lounge**  
12'6" x 10'4" (3.82 x 3.15)  
Skimmed ceiling, PVCu double glazed bay window to front elevation, radiator, cat6 link eyelevel on the wall for your television.

**First Floor Landing**  
Skimmed ceiling, PVCu double glazed window to side elevation, doors to:

**Bedroom 2**  
12'0" x 9'8" (3.67 x 2.95)  
Skimmed ceiling, PVCu double glazed window to rear elevation, two wardrobes, radiator, cat6 link.

**Bedroom 3**  
10'2" x 9'11" (3.12 x 3.04)  
Skimmed ceiling, PVCu double glazed window to front elevation, two wardrobes, radiator, cat6 link.

**Bedroom 4**  
9'1" x 7'5" (2.77 x 2.27 )  
Skimmed ceiling, PVCu double glazed window to rear elevation, radiator.

**Shower Room**  
7'4" x 4'2" (2.24 x 1.29)  
Skimmed ceiling with spot lights, sky light, PVCu double glazed window to front elevation, suite comprising walk in shower cubicle, WC, vanity wash basin, heated towel rail, extractor fan.

**Second Floor Landing**  
Skimmed ceiling, velux window, cupboard. Doors to:

**Bedroom 1**  
9'10" x 8'11" (3.02 x 2.72)  
Skimmed ceiling spot lights, PVCu double glazed window to rear elevation, radiator, cat6 link.

**Family Bathroom**  
8'11" x 6'6" (2.72 x 1.99)  
Skimmed ceiling with spot lights, PVCu double glazed window to rear elevation, suite comprising walk in shower cubicle, WC, vanity wash basin, heated towel rail, extractor fan. independent bath, light up mirror.

**Outside Frontage**  
A low maintenance front driveway offering off road parking for 3 cars, partly laid to bark and further area is due to be tarmac in due course. Side gate leading to:

**Rear Garden**  
A beautifully fully enclosed private rear garden mainly laid to patio with further area laid to lawn and raised separate area at the rear with further lawn. Access to:

**Cabin**  
15'1" x 11'6" (4.60 x 3.53)  
Currently left as a blank canvas for a buyer to choose how they wish to use this versatile space. Fitted with electric, water and main drainage. Ideal for home office, salon etc.