

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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PO14 2SB



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Stubbington



46 East House  
Avenue  
Stubbington  
Fareham  
PO14 2SB

£369,950  
Freehold



Porch

Further door to:

Lounge

17'8" x 13'8"

Skimmed coved ceiling, window to front elevation, access to storage cupboard and under stairs storage cupboard, radiator.

Kltchen/Diner

17'9" x 8'6"

Skimmed ceiling, window to rear elevation, patio doors to conservatory, re-fitted range of high gloss wall and base units with work surface over and inset 1 1/2 bowl sink with mixer taps, plumbing for dish washer, integrated washing machine, built in double oven, hob and canopy hood, built in fridge and freezer unit, space for table and chairs, tiled flooring, radiator.

Conservatory

9'8" x 8'1"

Constructed from PVCu and double glazed elevations, French style doors to garden.

First Floor Landing

Skimmed ceiling, access to roof void and airing cupboard with hot tank. access to storage cupboard. Doors to:

Bedroom One

11'0" x 11'2" min

Skimmed coked ceiling, window tro front elevation, fitted wardrobes to one wall, radiator.

Bedroom Two

11'0" x 9'3"

Skimmed coved ceiling, window to rear elevation, radiator.

Bedroom Three

6'6" x 6'5"

Skimmed ceiling, window to front elevation, radiator.

Family Bathroom

6'4" x 6'5"

Skimmed ceiling, extractor fan, window to rear elevation, re-fitted suite comprising panel bath with thermostatically controlled 'Mira' filler and independent shower over, W.C with concealed cistern, wash hand basin with vanity storage, heated towel rail.

Front Driveway

Offering off road parking. Leading to:

Garage

15'10" x 7'10"

Up and over door, power and light, personal door to garden.

Rear Garden

A fully enclosed rear garden with southerly aspect, mainly laid to lawn with attractive patio area, outside tap and lighting, side pedestrian gateway.

Disclaimer

East House Avenue

Traditional construction under a tiled roof.

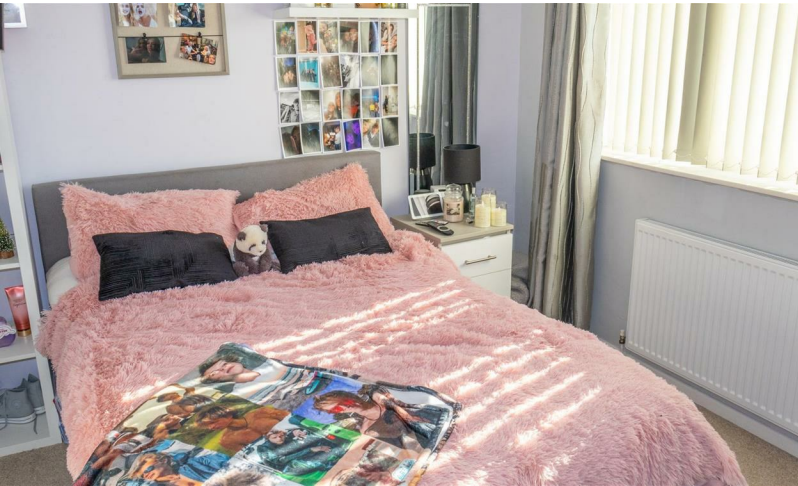
All mains services connected.

Council tax band: D

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

Mobile Coverage: According to Ofcom EE, 02 and Vodafone are available, however you must make your own enquiries.

Parking: Driveway



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

