



While 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 materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Herington 02028



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Asking Price £485,000
Freehold

 3

 2

 1

 B



Front Door
Intro:

Entrance Hall
Skimmed ceiling, PVCu window to side elevation, cork mat, herringbone flooring, understairs cupboard, access to fuse board, radiator, doors to:

Lounge
12'11" x 11'9" (3.95 x 3.60)
Skimmed ceiling, PVCu double glazed window to front elevation with shutters, herringbone flooring, television point, radiator.

Kitchen/ Dining Room
Skimmed ceiling with spot lights, herringbone flooring, radiator, PVCu double glazed window and french doors with blinds open to rear garden, space for dining table and chairs, modern range of wall and base/drawer units with work surface over, induction hob and AEG electric oven with extractor hod over, integrated dishwasher, integrated fridge/freezer. Door into:

Utility Room
5'11" x 5'9" (1.82 x 1.76)
Skimmed ceiling with spot lights, PVCu double glazed window to side elevation, fitted units with work surface over, access to boiler, plumbing for washing machine, inset sink, radiator, herringbone flooring.

Cloakroom
Skimmed ceiling with spot lights, suite comprising WC, wash hand basin, tiled, herringbone flooring, heated towel rail, extractor fan.

First Floor Landing
Skimmed ceiling, PVCu double glazed window to side elevation with shutters, access to loft void which is boarded and insulated, two fitted cupboards one with shelving. Doors to:

Bedroom 1
12'10" x 10'8" (3.93 x 3.27)
Skimmed ceiling, PVCu double glazed window to front elevation with shutters, fitted wardrobes, radiator, door to:

En-suite
6'0" x 5'8" (1.85 x 1.75)
Skimmed ceiling with spot lights, PVCu double glazed window to

front elevation, suite comprising shower cubicle, WC, heated towel rail, wash hand basin, fully tiled.

Bedroom 2
9'6" x 9'3" (2.92 x 2.84)
Skimmed ceiling, PVCu double glazed window to rear elevation, fitted wardrobes, radiator.

Bedroom 3
9'7" x 8'5" (2.94 x 2.58)
Skimmed ceiling, PVCu double glazed window to rear elevation, radiator.

Family Bathroom
6'9" x 5'9" (2.08 x 1.77)
Skimmed ceiling with spot lights, suite comprising bath with mixer taps, wash hand basin, WC, fully tiled, heated towel rail, heated towel rail, extractor fan, PVCu double glazed window to side elevation.

Outside
Frontage
Lawn and shrub area directly in front of the house, over looking a private greenery.

Driveway
A driveway offering off road parking with EC charging point leading to:

Garage
Up and over door with power and light.

Rear Garden
A beautifully landscaped garden mainly laid with Astro turf and Indian sandstone patio, a large seating area, shrub borders, lights and power sockets, side pedestrian gate to driveway.

Solar Panels
Added same time as the build in 2025.
Agent Note: We await the solar panel information currently.

Estate Charge
Please note: there is a small maintenance charge for the grounds the current homeowners contribute around £250 per annum. TBC.



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	