



**9a Gosport Road**  
Stubbington, PO14 2AS  
**£529,995**

## PROPERTY SUMMARY

We are delighted to offer this detached family home situated only moments away from Stubbington Village and its wide range of shops and amenities. This property also falls within the catchment area for popular Crofton Anne Dale Infant & Junior School and Crofton Senior School. In our opinion the property is immaculately presented throughout and benefits from four double bedrooms, a spacious 17' 11" x 12' lounge, a modern kitchen, and a downstairs WC. Other benefits include a conservatory, an en-suite to the master bedroom, a double garage and own driveway with parking for multiple vehicles. Properties of this condition and size are in high demand so an early viewing is advised.

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#### **PORCH**

#### **HALLWAY**

**LOUNGE** 17' 11" x 12' (5.46m x 3.66m)

**DINING ROOM** 10' 06" x 9' 06" (3.2m x 2.9m)

**KITCHEN** 11' 06" x 9' 09" (3.51m x 2.97m)

#### **DOWNSTAIRS W/C**

**CONSERVATORY** 20' 11" x 8' 02" (6.38m x 2.49m)

#### **LANDING**

**MASTER BEDROOM** 14' 01" x 8' 10" (4.29m x 2.69m)

**ENSUITE** 6' 10" x 6' 01" (2.08m x 1.85m)

**BEDROOM TWO** 11' 11" x 10' 07" (3.63m x 3.23m)

**BEDROOM THREE** 10' 09" x 10' (3.28m x 3.05m)

**BEDROOM FOUR** 10' 08" x 8' 06" (3.25m x 2.59m)

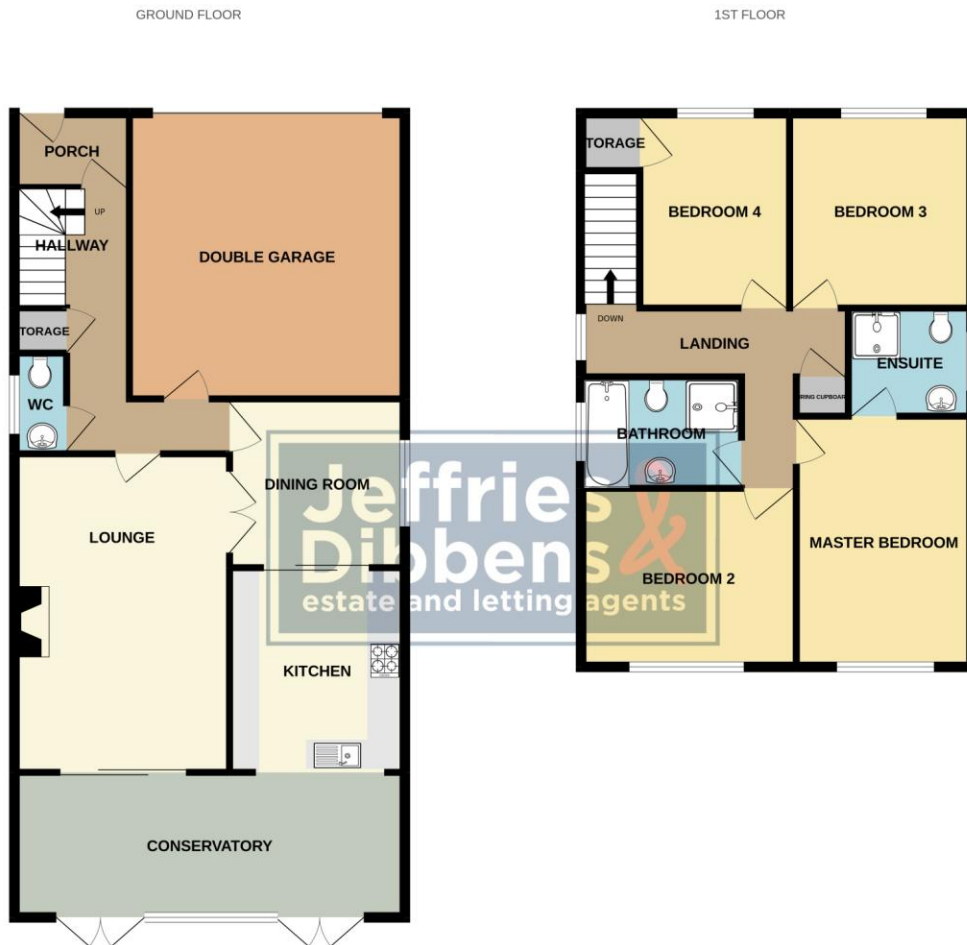
**BATHROOM** 8' 11" x 6' 03" (2.72m x 1.91m)

**DOUBLE GARAGE** 16' 1" x 15' 4" (4.9m x 4.67m)

#### **REAR GARDEN**

#### **OWN DRIVEWAY**

**AGENTS NOTE** Council Tax Band E



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 E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	68   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



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