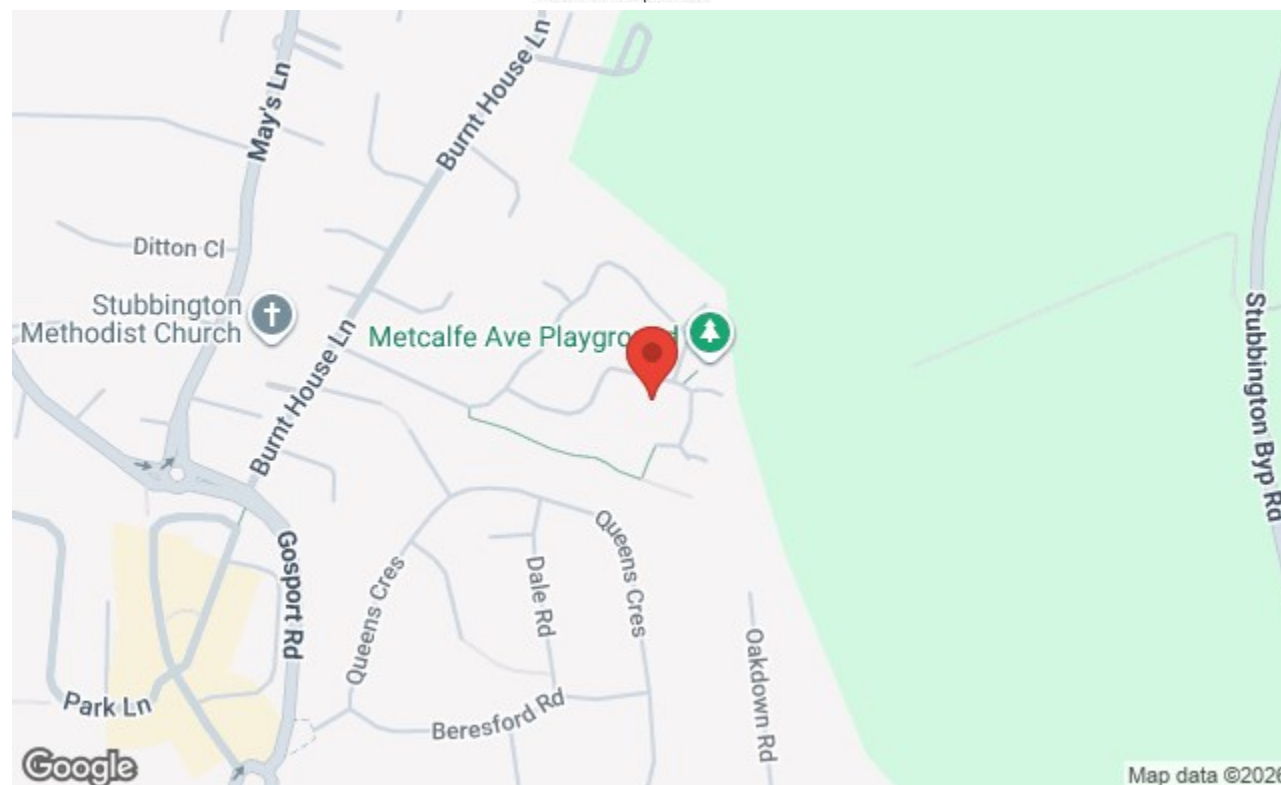


TOTAL FLOOR AREA : 1415 sq.ft. (131.5 sq.m.) approx.

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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



FOR SALE

Guide Price £550,000

Swanton Close, Stubbington PO14 2HZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- LARGE DRIVEWAY FOR 4-5 CARS
- TANDEM LENGTH GARAGE
- WALKING DISTANCE TO STUBBINGTON SHOPS, WOODED COPSE AND PLAY GROUND
- GREAT SCHOOL CATCHMENT
- MODERN KITCHEN AND UTILITY ROOM
- UTILITY ROOM AND W/C
- MASTER BEDROOM WITH ENSUITE AND FITTED WARDROBES
- FOUR BEDROOMS
- BEDROOM TWO WITH ENSUITE AND FITTED WARDROBES
- DEDICATED WORK FROM HOME OFFICE

Set within a sought-after cul-de-sac in Stubbington, this beautifully presented four-bedroom detached home offers a perfect blend of modern style, generous living space and excellent kerb appeal, thanks to its striking flint stone frontage and expansive driveway with parking for up to five vehicles.

Measuring around 1,415 sq. ft., the property welcomes you via a spacious entrance hallway with stairs rising to the first floor. To the right, the recently fitted front-facing kitchen is finished in a contemporary style, offering ample worktop and storage space, and flows seamlessly into the utility room, where you'll also find a convenient downstairs WC. To the left of the hallway, a dedicated home office provides the ideal spot for remote working.

To the rear, a generous sitting room with doors to the garden creates a light and airy space for

relaxation, while the separate dining room is perfect for family meals and entertaining.

Upstairs, there are four bedrooms – three generous doubles and a comfortable single. The master suite features extensive fitted wardrobes and a private en-suite bathroom, with bedroom two also having a private shower room ensuite and the remaining bedrooms served by the family bathroom.

Outside, the rear garden enjoys a patio seating area leading to a lawn, ideal for outdoor dining and play. A double length garage offers superb storage or workshop potential.

This is a superb opportunity to secure a modern, well-proportioned family home in a highly desirable location close to local schools, shops, and coastal walks.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
18'7" x 10'6" (5.67 x 3.21)

DINING ROOM
11'3" x 8'9" (3.44 x 2.67)

KITCHEN
12'2" x 8'0" (3.72 x 2.44)

UTILITY ROOM
7'10" x 5'8" (2.39 x 1.75)

W/C

STUDY
8'1" x 7'6" (2.47 x 2.29)

BEDROOM ONE
14'11" x 10'6" (4.57 x 3.21)

ENSUITE
5'8" x 5'2" (1.73 x 1.60)

BEDROOM TWO
11'1" x 8'9" (3.40 x 2.67)

ENSUITE 2
6'7" x 4'11" (2.03 x 1.50)

BEDROOM THREE
9'10" x 8'0" (3.00 x 2.46)

BEDROOM FOUR
8'5" x 8'2" (2.59 x 2.49)

BATHROOM
8'6" x 4'11" (2.60 x 1.52)

GARAGE
31'5" x 8'7" (9.59 x 2.63)

SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

REMOVAL QUOTE

As part of our drive to assist clients with all aspects of the moving process, we

have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

FREEHOLD - COUNCIL TAX BAND: F

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.



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		
EU Directive 2002/91/EC	69	77
England & Wales		



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