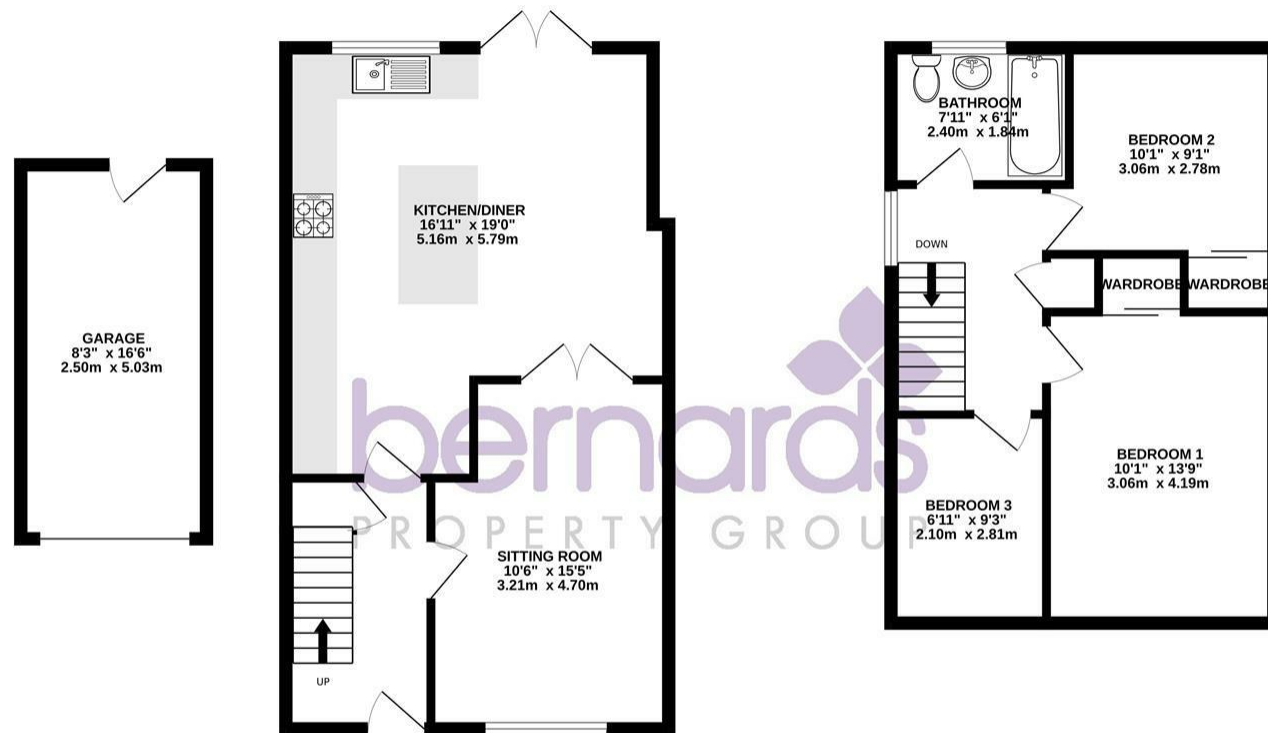


GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 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



Guide Price £390,000

Ditton Close, Stubbington PO14 2EU

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THE ESTATE AGENTS



HIGHLIGHTS

- Three-bedroom semi-detached family home.
- Quiet cul-de-sac close to Stubbington Village.
- Catchment for popular local schools.
- Modern open-plan kitchen/dining room.
- Patio doors opening onto the garden.
- Private, south-facing rear garden.
- New boiler and kitchen double glazing (approx. 18 months old).
- Driveway for two cars and garage.
- Well presented throughout.
- Viewing highly recommended.

Situated in a quiet cul-de-sac within easy reach of Stubbington Village, this beautifully presented three-bedroom semi-detached family home offers stylish, modern living in one of the area's most sought-after locations. Excellent local schools, everyday amenities, and transport links are all close by, making it an ideal home for families and commuters alike.

The standout feature of the property is the impressive open-plan kitchen/dining space, creating a superb hub of the home where the whole family can gather. Finished with a contemporary fitted kitchen, generous central island and ample dining space, it opens directly onto the rear garden through patio doors, seamlessly blending indoor and outdoor living. The kitchen also benefits from double glazing that was replaced approximately 18 months ago, while the property is further enhanced by a recently installed boiler, offering buyers peace of mind.

To the front of the property is a spacious separate living room, providing a comfortable retreat away from the main entertaining space.

Upstairs offers three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, alongside a modern family bathroom finished to a high standard.

Outside, the generous rear garden is a real highlight. South-facing, private and predominantly laid to lawn with a patio seating area, it enjoys sunshine throughout the day and provides the perfect space for entertaining, relaxing or family life.

Further benefits include a driveway providing off-road parking for two vehicles, a garage, gas central heating, and double glazing throughout.

A fantastic family home in a highly desirable location—early viewing is strongly recommended.

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



PROPERTY INFORMATION

AML - ANTI MONEY LAUNDERING PROCEDURE

We 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.

FINANCIAL SERVICES

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!

BUYER VERIFICATION

Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

RECOMMENDED 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. We 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.

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.

FREEHOLD - Council Tax Band C



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		
England & Wales		



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