



**£300,000 - £325,000**  
**5 Adeline Court, 63 Stubbington Lane**  
Stubbington, PO14 2PG



## PROPERTY SUMMARY

This first floor, split level, apartment is located in a convenient location in Stubbington within walking distance to both the Village center and Hill Head/Lee-on-the-Solent Beach. Being one of the largest apartments within Adeline Court, the property boasts a generous entrance hallway, with ample storage for coats and shoes, that leads to the refitted shower room, a sleek and modern kitchen, large lounge/diner and the master bedroom, equipped with fitted wardrobe storage. On the upper floor of the apartment is a second double bedroom and further shower room. This property has access to beautiful communal gardens, a bike store and two allocated parking spaces. Call us now in our Stubbington Branch to book in today.







**ENTRANCE HALL VIA COMMUNAL DOOR:**

**ENTRANCE HALL**

**LOUNGE/DINER 20' 0" x 14' 4" (6.1m x 4.37m)**

**KITCHEN 14' 3" x 8' 10" (4.34m x 2.69m)**

**BEDROOM ONE 20' 06" x 9' 10" (6.25m x 3m)**

**SHOWER ROOM 7' 5" x 6' 2" (2.26m x 1.88m)**

**LANDING**

**BEDROOM TWO 15' 10" x 16' 11" (4.83m x 5.16m)**

**SHOWER ROOM 9' 3" x 8' 10" (2.82m x 2.69m)**

**OUTSIDE**

**COMMUNAL GARDEN**

**TWO ALLOCATED PARKING SPACES**

**LEASEHOLD INFORMATION** Tenure: Leasehold, Share of Freehold  
Maintenance charge: £80 per calendar month, includes garden maintenance, window cleaning, bin cleaning, and buildings insurance. Length of Lease: 999 Years from July 2020



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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