



**Offers In Excess Of £180,000**  
**11 Grosvenor Court, Gosport Road**  
Stubbington, PO14 2AX

## PROPERTY SUMMARY

A rare opportunity to purchase this one bedroom retirement bungalow which is located close to Stubbington Village which hosts a range of shops and amenities. Internally, the property comprises of an entrance hallway, a modern fitted kitchen, an adapted shower room (supplied by a new Speedflow unvented water heater which provides instant hot water) with disability aids and a heightened toilet as well as a double bedroom with a fitted wardrobe. Further benefits include an economy seven heating system with the rmostatic control and a community alarm service with emergency pull chords in every room. The bungalow enjoys direct access via patio doors from the lounge onto the south facing, well maintained communal garden, a buggy store area, as well as management staff. This bungalow will generate a considerable amount of interest so do not hesitate to arrange your viewing.





## **ENTRANCE HALLWAY**

**LOUNGE** 14' 7" x 9' 4" (4.44m x 2.84m)

**KITCHEN** 5' 10" x 9' 3" (1.78m x 2.82m)

**BEDROOM** 10' 11" x 9' 2" (3.33m x 2.79m)

**BATHROOM** 5' 1" x 5' 9" (1.55m x 1.75m)

## **OUTSIDE**

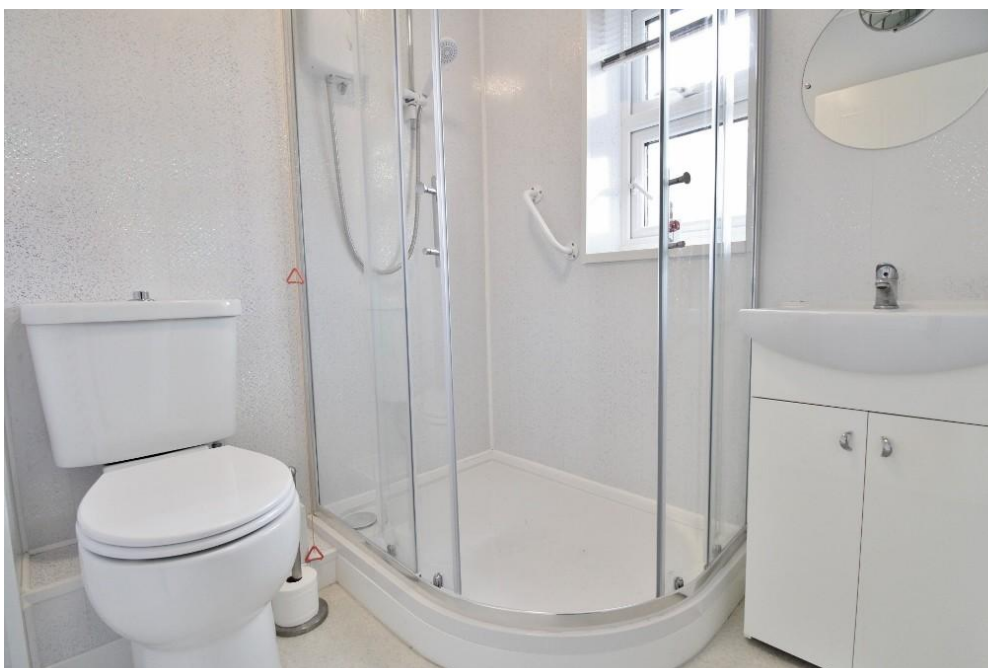
## **COMMUNUAL GARDENS**

## **PARKING**

Management Company: Anchor

Service and ground rent: £258 per calendar month

Lease length: 99 years from 1988.



GROUND FLOOR



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	66 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

**Jeffries & Dibbens**  
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