



**GUIDE PRICE £250,000 to £260,000**  
**Flat 8, 27a Stubbington Green**  
Stubbington, Fareham, PO14 2JY

## PROPERTY SUMMARY

Built in 2021, this two bedroom apartment is immaculately presented throughout and deceptively spacious. With two balconies overlooking Stubbington Green, this property is located in the heart of the village, a stone's throw from local amenities and a short drive to the beach. Internally, the property's spacious accommodation comprises of two double bedrooms, a modern and open plan kitchen/diner/lounge, a sleek shower room and ample storage space. In such a sought after location, this property is going to be popular so call our Stubbington Office today to get booked in for a viewing.





**ENTRANCE HALL**

**BEDROOM 1 20' 11" x 11' 6" (6.38m x 3.51m)**

**BEDROOM 2 14' x 14' 3" (4.27m x 4.34m)**

**BALCONY FROM BEDROOM 2**

**BATHROOM 10' 7" x 6' 10" (3.23m x 2.08m)**

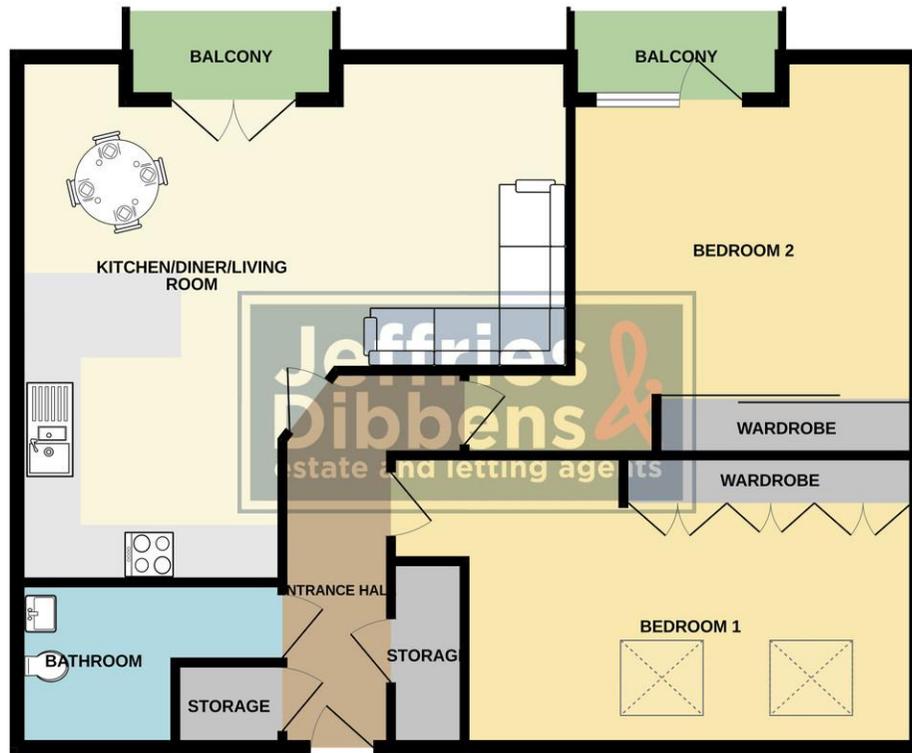
**KITCHEN/LOUNGE/DINER 24' x 20' 9" (7.32m x 6.32m)**

**BALCONY FROM LOUNGE/KITCHEN/DINER**

Maintenance charge: £1200 per annum (subject to reduction in 2025)

Lease length: 147 years remaining

GROUND FLOOR



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**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 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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