



£210,000
23 Solent Court
Stubbington, PO14 2UA

PROPERTY SUMMARY

This three-bedroom flat in Solent Court is offered for sale with no forward chain and is located on Bells Lane, within walking distance of Stubbington Village and close to Hill Head Beach. The property comprises three bedrooms, a neutral shower room, a well-appointed kitchen with ample storage, and a spacious living room filled with natural light thanks to a Velux window and views over the green. Outside, there are communal gardens and allocated parking under a carport. We believe this property must be viewed to fully appreciate all that it has to offer. Please contact our Stubbington office to arrange your viewing.





HALLWAY

KITCHEN 13' 6" x 6' 2" (4.11m x 1.88m)

LIVING ROOM 16' 1" x 13' 6" (4.9m x 4.11m)

MASTER BEDROOM 14' 1" x 9' (4.29m x 2.74m)

BEDROOM TWO 14' 1" x 9' (4.29m x 2.74m)

BEDROOM THREE/STUDY 7' 2" x 6' 10" (2.18m x 2.08m)

SHOWER ROOM 6' x 5' 7" (1.83m x 1.7m)

AGENTS NOTES Lease Info:TBC

EPC Rating:

Council Tax Band:

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
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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