

50% SHARED OWNERSHIP

**£85,000**

**16 Southfields**

Portchester, PO16 9FG

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries and Dibbens are delighted to present for sale this purpose built ground floor apartment situated within a modern development. The property is being offered on a 50% shared ownership basis and boasts a double bedroom, entrance hallway with storage, an open plan lounge/kitchen which measures 19'3 which overlooks the communal garden, modern bathroom, gas central heating, allocated and guest parking. An internal viewing is recommended and can be arranged by contacting Jeffries and Dibbens.





### **ENTRANCE HALL**

13' 10" x 4' 5" (4.22m x 1.35m)

### **OPEN PLAN LOUNGE / KITCHEN**

19' 3" x 11' 3" (5.87m x 3.43m)

### **BEDROOM**

13' 10" x 8' 5" (4.22m x 2.57m)

### **BATHROOM**

7' 7" x 5' 9" (2.31m x 1.75m)

### **OUTSIDE**

Shared garden.

### **PARKING**

Allocated parking space and visitors parking.

### **AGENTS NOTE**

A 50% share of the apartment is available on a part buy/part rent scheme in conjunction with Sage Homes.

The property is leasehold with 125 years from and including 30th June 2020.

The owner has advised us that the current charges are:

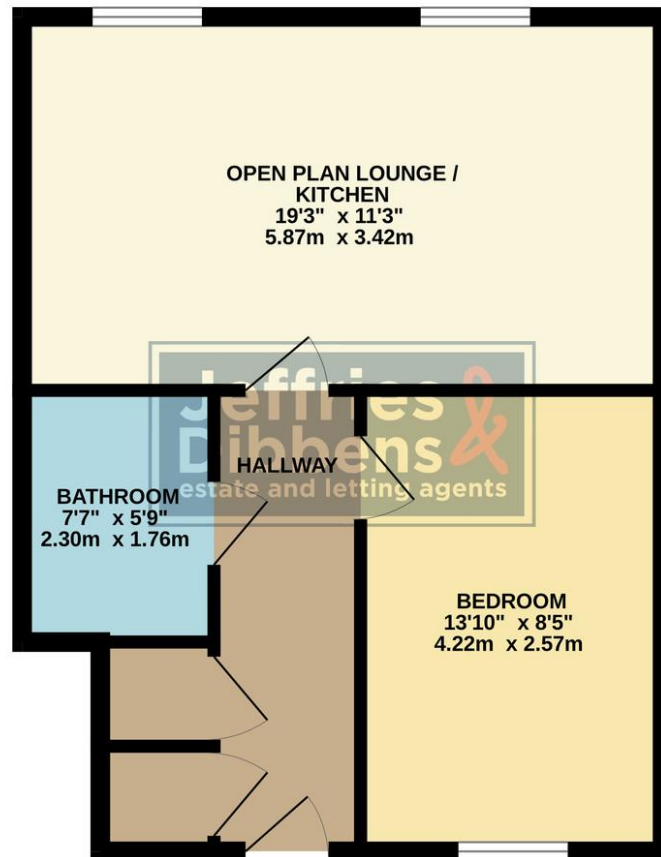
Shared Ownership rent - £260.15

Service Charge - £123.86 (a breakdown of the service charges is available on request)

A potential buyer will also need to organise and provide proof of their percentage of mortgage with an agreement in principle and undergo a rental assessment with Sage Homes prior to purchase.



## GROUND FLOOR



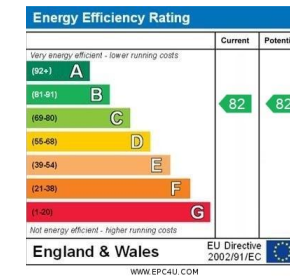
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 B

**VIEWINGS**  
By prior appointment only



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 & Dibbens**  
estate and letting agents

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