



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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Stubbington



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Asking Price £195,000  
Leasehold



Entrance Hallway

Textured ceiling. Door to:

Lounge

17'0" nar 11'9" x 11'8" nar 5'8" (5.190 nar 3.602 x 3.566 nar 1.748)

Textured coved ceiling, window to front elevation, radiator. Doors to:

Kitchen

13'1" x 5'8" (4.010 x 1.746)

Textured ceiling, window and door to rear elevation, wall and base units with work surface over and inset sink with mixer tap, space for slot in cooker, plumbing for washing machine and space for fridge/freezer, wall mounted combination boiler.

Conservatory

14'8" x 9'7" (4.474 x 2.942)

Constructed from brick and double glazed elevations under a poly carbonate roof, French style doors to rear garden, radiator.

Bedroom

11'9" x 9'5" (3.585 x 2.877)

Textured ceiling, storage cupboard, radiator, French style door to conservatory.

Family Shower Room

6'5" x 5'0" (1.975 x 1.532)

Textured ceiling, extractor fan, recently re-fitted suite comprising walk in double cubicle, wash hand basin with vanity storage, W.C, heated towel rail.

Outside

Garden

The property comes with the benefit of its own fully enclosed rear garden with private aspect, side access leading to storage shed built to the side of the property.

Front Courtyard

To the front of the property is a convenient courtyard area giving access to both the storage shed and outside storage cupboard. Agents Note: With the addition of a ramp this area could be utilised for the storage of a mobility scooter.

Allocated Parking

Located in the nearby communal carpark.

Property Information

Leasehold: 999 years from 1975

Ground rent: Peppercorn

Service charge: N/A

The property is a ground floor flat, there is a step down to the courtyard area leading to the front door, an access ramp would be required for wheelchair or other disabled applicants.

Construction: Traditional under a tiled roof.

Council: Fareham

Council Tax: B

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE,O2, and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Parking: Allocated parking

