



£179,000
17 Dolphin Court
Stubbington, PO14 3JQ

PROPERTY SUMMARY

We are delighted to bring to market this immaculate one double bedroom flat located on the ground floor of Dolphin Court. Dolphin Court is situated in Stubbington, close to local amenities, Stubbington Village and within walking distance to Hill Head Beach. The property has been thoughtfully renovated by the current owner and therefore boasts a refitted kitchen and bathroom. Offered with no forward chain, further benefits include a generous double bedroom, spacious storage room and a bright and airy lounge with a feature bay window and plenty of space for entertaining family and friends. With residents parking and low maintenance charges, this property is an ideal first-time buy or investment, so call us now at our Stubbington Branch to book your viewing today and avoid missing out.





PORCH

ENTRANCE HALLWAY

BEDROOM 12' 8" x 9' 6" (3.86m x 2.9m)

LOUNGE 12' 8" x 10' 9" (3.86m x 3.28m)

KITCHEN 12' 10" x 6' 9" (3.91m x 2.06m)

BATHROOM 9' 2" x 6' 1" (2.79m x 1.85m)

OUTSIDE

PARKING

Dolphin Court residents parking.

AGENTS NOTES

Council Tax Band: A

EPC Rating: C

Lease details:

Managing Agent – Fareham Borough Council

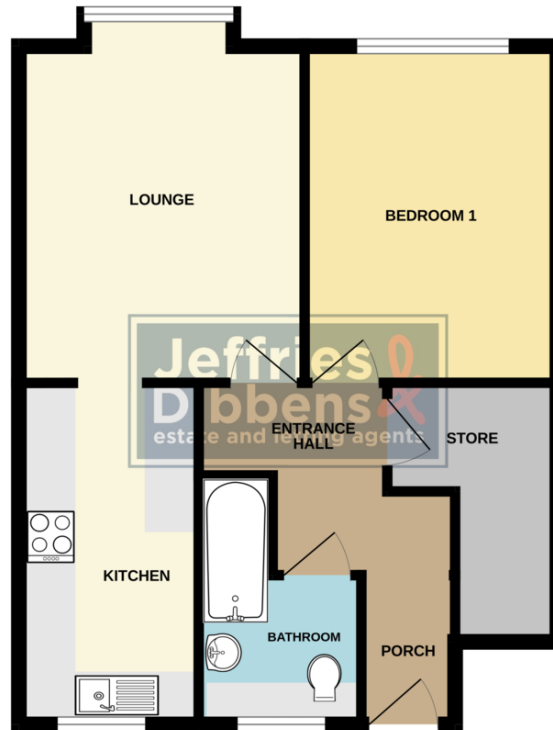
Lease – 85 years

Ground rent - £10 per year

Service/maintenance charge - £281 per year

Building insurance - £97 per year

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	73 C	77 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.



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