



**£189,995**  
**Amberley Court**  
Stubbington, PO14 2BF

## PROPERTY SUMMARY

This well-presented one-bedroom ground floor flat is offered for sale with no forward chain. Situated within the gated development of Amberley Court, the property is ideally located between Stubbington Village and Lee-on-the-Solent seafront. The accommodation comprises a spacious lounge/diner and a separate kitchen fitted with a built-in oven and hob, along with ample storage. The bathroom is neutrally decorated and benefits from a separate shower enclosure and a window. The double bedroom features built-in wardrobes and two windows, creating a bright and airy space. The lounge also benefits from a useful storage cupboard. Outside, there is a gravelled area providing space for potted plants, as well as room for a table and chairs. The property further benefits from an allocated parking space. An internal viewing is highly recommended to fully appreciate all that this property has to offer. Please contact our Stubbington office to arrange your viewing.





**LOUNGE/DINER** 15' 10" x 11' 2" (4.83m x 3.4m)

**KITCHEN** 8' 11" x 5' 4" (2.72m x 1.63m)

**BEDROOM** 9' 9" x 9' 2" (2.97m x 2.79m)

**BATHROOM** 8' 5" x 5' 5" (2.57m x 1.65m)

**OUTSIDE**

**ALLOCATED PARKING**

**AGENTS NOTES**

Balance of lease as of current date 8/6/2026: 108 years

Ground Rent Charges: £200 annually

Ground Rent Review Period: Annual (Jan)

Service/Maintenance Charges: £635 annually

Building's insurance Charges: Part of service charge.

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

**EPC TO FOLLOW**

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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