



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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Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersstateagency.com/>



20
Hamble Court
Shannon Road
Stubbington
Hampshire
PO14 3TD



01329 665700
Stubbington

Bursledon

02380 010440

**20 Hamble Court
Shannon Road
Stubbington
PO14 3TD**

Asking Price £160,000
Leasehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



NO FORWARD CHAIN! Chambers are delighted to offer for sale this one-bedroom retirement apartment, positioned on the first floor with a stair lift. This property provides a pleasant front and rear aspect, within walking distance to a local convenience store, Stubbington Village and the beach. The well-planned accommodation includes a lounge open to a dining area, inner hallway, modern refitted shower room, and a fitted kitchen. The bedroom offers fitted wardrobes. The apartment further benefits from gas central heating throughout. Externally, residents can enjoy well-maintained communal gardens and a communal bin store. Parking is available via a resident permit, complemented by visitor parking space and a near by bus stop. Early viewing is highly recommended contact Chambers today to arrange your appointment. 01329 665700.

Front Door
Own personal front door into:

Entrance Hall
Stairs with stairs lift up to first floor. Door into:

Lounge
13'5" x 12'4" (4.09m x 3.76m)
Two double glazed windows to front elevation, access to storage cupboard, radiator, electric fire, telephone line, television point, 24 emergency pull cord.

Dining Room
9'8" x 8'7" (2.95m x 2.62m)
Space for table and chairs, radiator, open access to lounge, door to Inner hallway.

Inner Hall
Access to airing cupboard, doors to:

Bedroom
9'8" min x 9'5" (2.95m min x 2.87m)
Double glazed window to rear elevation with pleasant views of the communal gardens,, built in wardrobe, radiator,

Kitchen
9'4" x 5'5" (2.84m x 1.65m)
Textured ceiling, double glazed window to rear elevation, fitted range of wall and base units with work surface over, inset 1 1/2 bowl sink with mixer

tap, fitted electric oven with gas hob, plumbing for washing machine, under counter fridge, access to boiler.

Shower Room
Textured ceiling, refitted with a white suite comprising of a walk in corner shower cubicle, radiator, low level WC, inset sink unit, extractor fan, half tiled walls, access to loft via void.

Leasehold Information
The seller informs as us that Ground Rent is £30 per annum. Maintenance charge is £139 monthly and this includes: building insurance, window cleaning, emergency pull cord facilities and parking permit. This is reviewed yearly on April 1st by Hyde Group. There is also 82 Years left on the lease.

Communal Parking
The property comes with an option of a permit for residents.

Communal Facilities
There are communal gardens for you to use as well as a bin store.

Store
There is a brick shed adjacent to the front door housing the meters which is also a useful storage cupboard.