



**£130,000**  
**Gosport Road**  
Fareham, PO14 2AX

## PROPERTY SUMMARY

This two bedroom first floor flat with an additional study is within walking distance to Stubbington Village, on fantastic bus routes and is close to Hill Head and Lee on the Solent beaches. The property is the largest within Grosvenor Court, boasting two bedrooms and a study, and therefore offers generous accommodation. The kitchen and shower room have been recently refitted and the property is immaculate throughout. Further benefits include a beautifully maintained communal garden, secure entry system and emergency pull cords and residents parking. Ready to move into, this property is not to be missed so call us now in our Stubbington Branch to book in your viewing and avoid missing out.





## **ENTRANCE HALL**

**LOUNGE** 14' 5" x 9' 6" (4.39m x 2.9m)

**KITCHEN** 9' 6" x 5' 11" (2.9m x 1.8m)

**BEDROOM 1** 11' 2" x 7' 3" (3.4m x 2.21m)

**BEDROOM 2** 14' 9" x 7' 7" (4.5m x 2.31m)

**STUDY** 7' 7" x 5' 11" (2.31m x 1.8m)

## **SHOWER ROOM**

## **OUTSIDE**

## **COMMUNAL GARDENS**

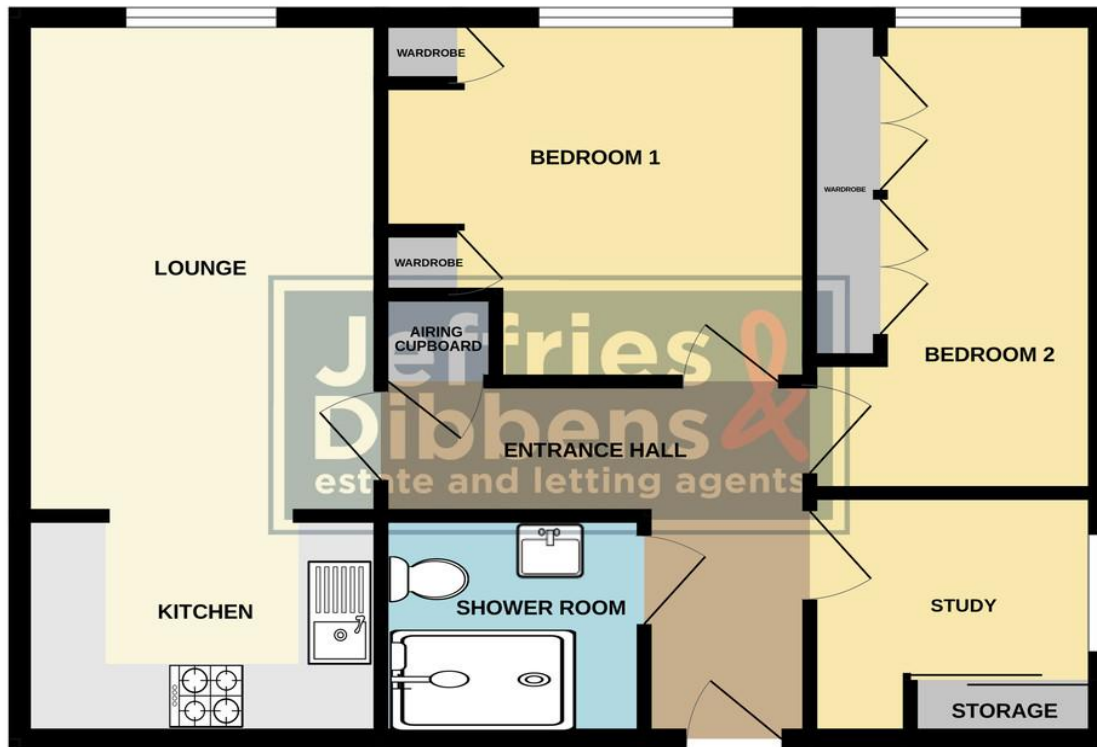
## **COMMUNAL PARKING**

**LEASEHOLD INFORMATION** Remainder of 99 years from 1988.

Service charge: £374pm- includes buildings insurance and water bill. (correct as of 15/06/2026, subject to increase)



# 1ST FLOOR



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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.

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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