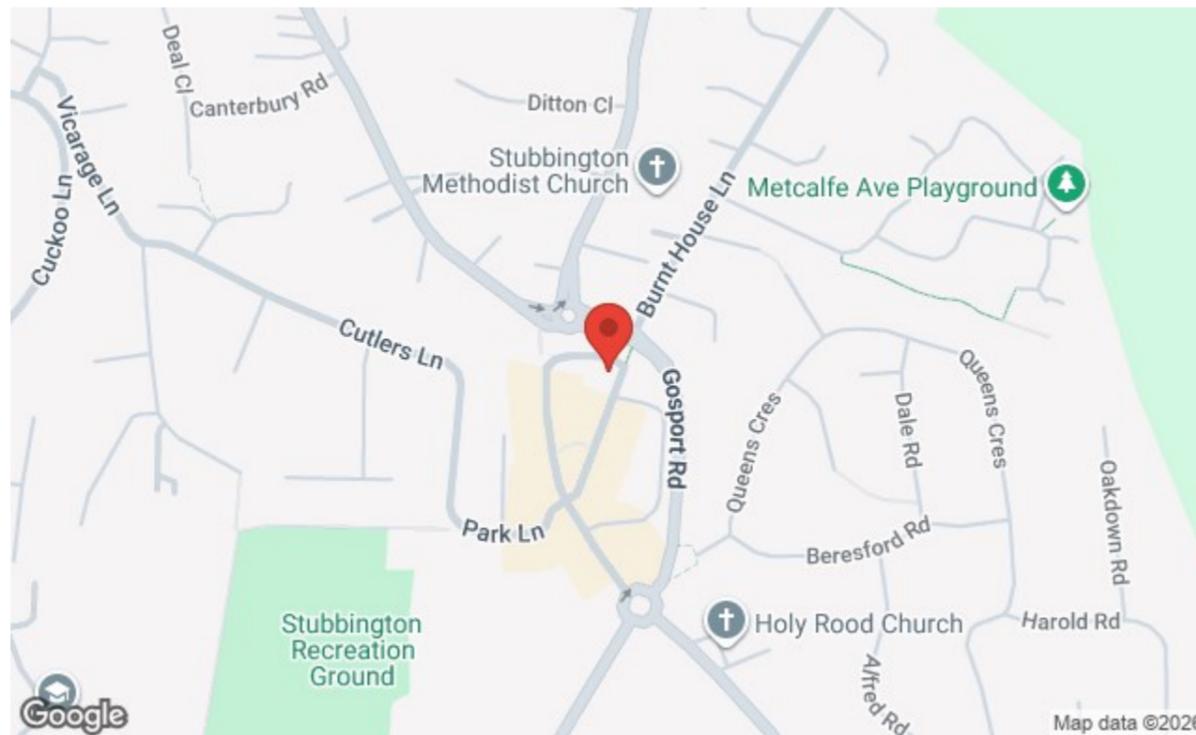


TOTAL FLOOR AREA - 633 sq.ft. (58.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



Asking Price £210,000

27a Stubbington Green, Stubbington PO14 2JY



HIGHLIGHTS

- ❖ VILLAGE LOCATION
- ❖ 2 GENEROUS SIZE BEDROOMS
- ❖ MODERN SHOWER ROOM
- ❖ CLOSE TO ALL AMENITIES
- ❖ IDEAL FIRST TIME BUY/DOWNSIZE
- ❖ OPEN PLAN KITCHEN/LOUNGE/DINER
- ❖ MODERN KITCHEN WITH APPLIANCES
- ❖ REAR FACING BALCONY
- ❖ AUTO CLOSING VELUX WINDOWS
- TURN KEY CONDITION

Bernards estate agents are delighted to offer this two double bedroomed apartment. Located in the heart of Stubbington Village. This immaculate home offers an incredible 24ft open plan kitchen/dining/living area. With access to a private balcony. The apartment has 147 years remaining on the lease, a secure entry system and boasts a well designed layout.

The property features two double bedrooms, offering plenty of space for relaxation and personal touches. The well designed shower room combines practicality with comfort.

Stubbington is known for its friendly

community atmosphere and offers a range of local amenities, including shops, cafes, and parks, all within easy reach. The location is ideal for those who appreciate a blend of tranquillity and accessibility, with good transport links to nearby towns and cities.

This wonderful apartment is an excellent choice for first time buyers, buy to let investors or those looking to downsize without compromising on quality. With its appealing features and prime location, Stubbington Green is a property not to be missed.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk



PROPERTY INFORMATION

TENURE - SHARE OF FREEHOLD
 SHARE OF FREEHOLD - COUNCIL TAX BAND: A
 Service Charge - Circa £1,200 p/a
 Lease Length - Circa 147 Years remaining

COUNCIL TAX BAND A
OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

DISCLAIMER STATEMENT
 These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernard's Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

AML - ANTI MONEY LAUNDERING PROCEDURE
 Bernard's Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each

purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

FINANCIAL SERVICES
 We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through. If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

RECOMMENDED SOLICITORS
 Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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