

£199,995

Flat 3 Stubbington Green

Stubbington, PO14 2JY

PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented one-bedroom apartment, ideally located in the heart of Stubbington Village, with its excellent range of shops, cafés and local amenities. Built only four years ago, the property has been finished to a high modern standard and has been further enhanced by the current owners, who have replaced the flooring in the hallway and living area with stylish laminate flooring for a contemporary, low-maintenance finish. The accommodation comprises a welcoming entrance hallway with a useful storage cupboard, an impressive open-plan living room and kitchen fitted with integrated appliances, including a fridge/freezer, washing machine, dishwasher, oven and hob. A door from the living area opens onto a private balcony, providing a pleasant outdoor space. The apartment also benefits from a modern shower room and a generous double bedroom featuring a Velux window, allowing plenty of natural light. Situated in a fantastic village location, this property would make an ideal first-time purchase, investment or downsize. The development further benefits from a secure bike store and a video intercom entry system for added convenience and security.





STORAGE 4' 11" x 2' 02" (1.5m x 0.66m)

BEDROOM 15' 04" x 10' 02" (4.67m x 3.1m)

BATHROOM 7' 09" x 5' 08" (2.36m x 1.73m)

KITCHEN/LOUNGE/DINER 19' 03" x 13' 03" (5.87m x 4.04m)

BALCONY 9' 00" x 3' 10" (2.74m x 1.17m)

AGENTS NOTES

£100 a month service/maintenance charges

Balance of lease - 146 years

No ground rent

FIRST FLOOR



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		
55-68	D	63 D	63 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.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT
01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk