



£180,000
19 Marchesi Court
Stubbington, PO14 2HU

PROPERTY SUMMARY

A well-presented two-bedroom ground floor flat, offered for sale with no forward chain and ideally located just a short walk from the heart of Stubbington Village. This spacious home features two generous double bedrooms, along with a versatile additional room perfect for use as a study or nursery. The property also includes a welcoming porch, a well-equipped kitchen complete with white goods, and a bright, open-plan living area enhanced by a charming bay window, a generously sized bathroom and allocated parking for Marchesi Court. This property really does need to be viewed to appreciate all that is on offer. Please contact our Stubbington branch today to secure your viewing.





PORCH 5' 4" x 2' 10" (1.63m x 0.86m)

LIVING ROOM 16' 7" x 13' 4" (5.05m x 4.06m)

KITCHEN 11' 10" x 5' 1" (3.61m x 1.55m)

HALLWAY

MASTER BEDROOM 14' 2" x 9' 9" (4.32m x 2.97m)

BEDROOM TWO 10' 9" x 9' 5" (3.28m x 2.87m)

STUDY 9' 9" x 4' 5" (2.97m x 1.35m)

BATHROOM 9' 5" x 5' 8" (2.87m x 1.73m)

Managing agent: Fareham Council

Balance of Lease: 101 years left.

Ground Rent: £10 per annum.

Service charge: £534 per annum.

Building Insurance: £102 per annum.

Pets are allowed.

Parking: Allocated parking area for Marchesi Court.

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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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.

**Jeffries
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