

**£210,000**  
**23 Solent Court**  
Stubbington, PO14 2UA



## PROPERTY SUMMARY

This three-bedroom flat in Solent Court is offered for sale with no forward chain and is located on Bells Lane, within walking distance of Stubbington Village and close to Hill Head Beach. The property comprises three bedrooms, a neutral shower room, a well-appointed kitchen with ample storage, and a spacious living room filled with natural light thanks to a Velux window and views over the green. Outside, there are communal gardens and allocated parking under a carport. We believe this property must be viewed to fully appreciate all that it has to offer. Please contact our Stubbington office to arrange your viewing.





## **HALLWAY**

**KITCHEN** 13' 6" x 6' 2" (4.11m x 1.88m)

**LIVING ROOM** 16' 1" x 13' 6" (4.9m x 4.11m)

**MASTER BEDROOM** 14' 1" x 9' (4.29m x 2.74m)

**BEDROOM TWO** 14' 1" x 9' (4.29m x 2.74m)

**BEDROOM THREE/STUDY** 7' 2" x 6' 10" (2.18m x 2.08m)

**SHOWER ROOM** 6' x 5' 7" (1.83m x 1.7m)

## **AGENTS NOTES**

Lease Info:

Leasehold balance: 975 years remaining

Ground rent: N/A as own our share of freehold.

Charges: £720 per 6 months

## 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**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 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  
Dibbens &**  
estate and letting agents

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