



OFFERS IN EXCESS OF
£262,500
Flat 1, 27a Stubbington Green
Stubbington, PO14 2JY

PROPERTY SUMMARY

Situated in the highly sought-after Stubbington Green, this immaculately presented two-bedroom apartment offers stylish, contemporary living in a convenient and well-connected location. The property boasts a spacious open-plan lounge, diner and kitchen, flooded with natural light and providing an ideal space for both relaxing and entertaining. Two private balconies extend the living space further, perfect for enjoying morning coffee or evening unwinding. Both bedrooms are generous doubles, finished to a high standard, while the modern and well-proportioned shower room completes the accommodation. Presented in immaculate condition throughout, the apartment benefits from approximately seven years remaining on its NHBC build guarantee, offering peace of mind to any prospective buyer. A well-managed residents' association helps to keep running costs to a minimum, and additional practical features include secure bike storage. Ideally located close to local amenities, well-regarded schools and transport links, this exceptional apartment combines modern comfort with everyday convenience-making it an ideal home for professionals, downsizers or first time buyers alike. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out.





HALLWAY

LOUNGE/DINER/KITCHEN 34' 2" x 15' 2" (10.41m x 4.62m)

BEDROOM ONE 15' 6" x 11' 10" (4.72m x 3.61m)

BEDROOM TWO 13' 1" x 12' (3.99m x 3.66m)

SHOWER ROOM 7' 10" x 6' 8" (2.39m x 2.03m)

STORAGE 7' 11" x 4' 2" (2.41m x 1.27m)

OUTSIDE

TWO BALCONIES

AGENTS NOTES

EPC Rating: E

Council Tax Band: B

Balance of lease - 146 years

Ground rent - N/A

Service/maintenance charges - £1,200 per annum





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		
55-68	D		
39-54	E	53 E	53 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.



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