

For Sale by Modern Method of Auction **£100,000**
17 Grosvenor Court, Gosport Road
Stubbington, PO14 2AX

PROPERTY SUMMARY

This two bedroom first floor flat with an additional study is within walking distance to Stubbington Village, on fantastic bus routes and is close to Hill Head and Lee on the Solent beaches. The property is the largest within Grosvenor Court, boasting two bedrooms and a study, and therefore offers generous accommodation. The kitchen and shower room have been recently refitted and the property is immaculate throughout. Further benefits include a beautifully maintained communal garden, secure entry system and emergency pull cords and residents parking. Ready to move into, this property is not to be missed so call us now in our Stubbington Branch to book in your viewing and avoid missing out.





ENTRANCE HALL

LOUNGE 14' 5" x 9' 6" (4.39m x 2.9m)

KITCHEN 9' 6" x 5' 11" (2.9m x 1.8m)

BEDROOM 1 11' 2" x 7' 3" (3.4m x 2.21m)

BEDROOM 2 14' 9" x 7' 7" (4.5m x 2.31m)

STUDY 7' 7" x 5' 11" (2.31m x 1.8m)

SHOWER ROOM

OUTSIDE

COMMUNAL GARDENS

COMMUNAL PARKING

LEASEHOLD INFORMATION Remainder of 99 years from 1988.

Service charge: £374pm- includes buildings insurance and water bill. (correct as of 15/06/2026, subject to increase)

AUCTION NOTES

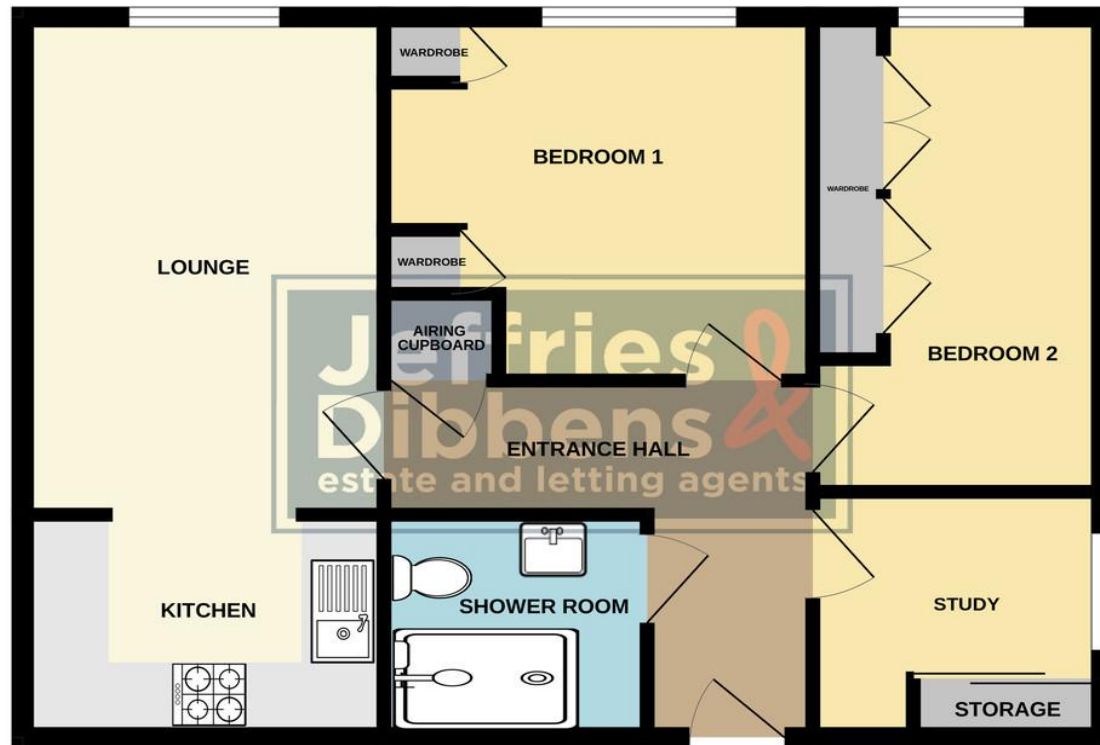
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

1ST 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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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