



23D Stubbington Avenue

Portsmouth, PO2 0HP

Offers in excess of £190,000



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Situated in a convenient location close to a range of local amenities, shops and everyday essentials, this well presented two bedroom flat offers spacious and versatile accommodation arranged over two floors, together with the added benefit of a private garden and entrance.

Accessed via its own private front door, the property opens into a welcoming ground floor with a generous living room and a newly fitted modern kitchen/dining room. The contemporary kitchen has been thoughtfully designed and is fitted with a comprehensive range of integrated appliances, including an oven, microwave, hob, fridge freezer, dishwasher and washing machine, providing a practical and stylish space for everyday living and entertaining.

The bright and comfortable lounge benefits from double doors opening directly onto the private garden, creating a lovely connection between the indoor and outdoor living spaces. The garden features a patio area, ideal for outdoor seating and entertaining, together with a convenient side entrance, making access particularly practical.

Stairs from the ground floor lead to the first floor, where there are two well-proportioned double bedrooms. Both bedrooms offer comfortable accommodation and provide flexibility for couples, a growing family or those looking for a dedicated home

office or guest room.

Completing the first floor is a modern shower room, fitted with a walk in shower, toilet and sink.

The property is ideally placed for access to local shops, amenities and services, making it a practical choice for those seeking convenience alongside comfortable and modern accommodation.

With its two floors, two double bedrooms, newly fitted kitchen, private entrance and private garden, this attractive home offers a combination of modern living and outdoor space, making it an appealing property for a variety of buyers.

Viewings are highly advised, please contact the office to arrange your viewing appointment.

95 years remaining on lease

The service charge is to Dack at £153 per month.

The ground rent is to E&J estate at £300 PA.

- PRIVATE ENTRANCE & GARDEN
- TWO DOUBLE BEDROOMS
- NEWLY FITTED MODERN KITCHEN
- SPLIT ACROSS TWO LEVELS
- WELL PRESENTED THROUGHOUT
- MODERN SHOWER ROOM
- MOVE IN READY
- CLOSE TO LOCAL AMENITIES



Road Map



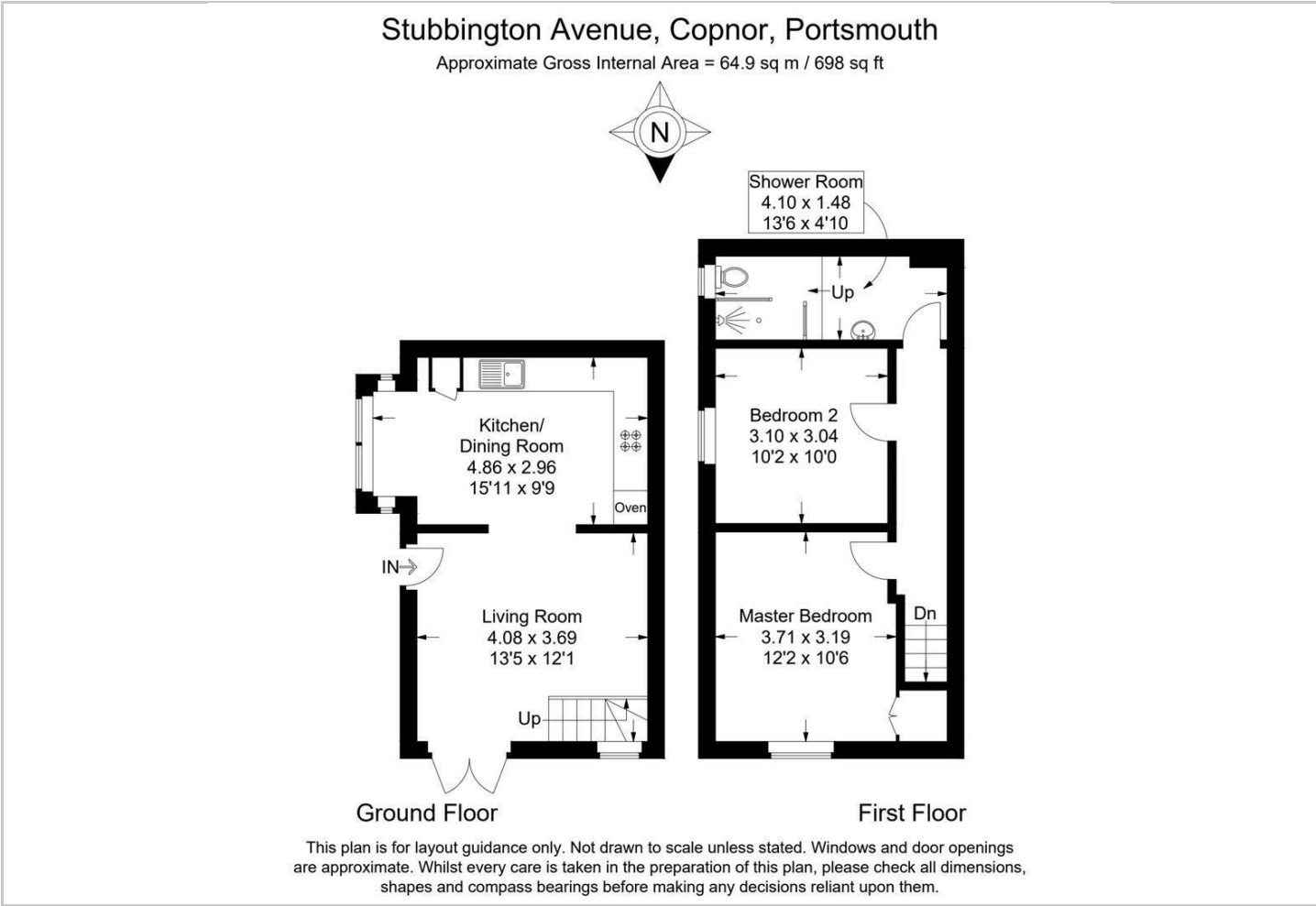
Hybrid Map



Terrain Map



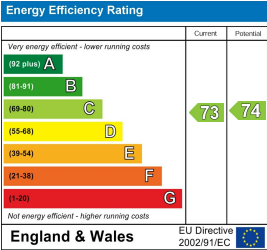
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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