

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, windows, doors 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 not 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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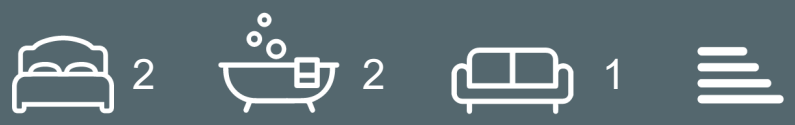
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Asking Price £319,995
Share of Freehold



The most spacious ground-floor apartment within the sought-after Solent Court development, this home has been owned by the current owner since new. Beautifully presented throughout, the apartment offers generous and well-planned accommodation, including a spacious lounge/dining room, a modern refitted kitchen, two double bedrooms, with the main bedroom benefiting from an en-suite shower room and an extra separate bathroom. A particular feature of this property is its private entrance, giving it the feel of a bungalow rather than an apartment. Outside, the flat enjoys the rare advantage of two gardens with different aspects, The property also benefits from an allocated parking space and plenty of visitor bays. Further advantages include a share of the freehold, a long lease, no forward chain, and a highly convenient location within easy walking distance of Stubbington Village, with its excellent range of shops, cafes and amenities. This would make either an ideal first time home or if you're looking to downsize in a convenient location. Properties of this size and quality within 'Solent Court' are rarely available so contact Chambers today 01329 665700.

Front Door

Benefiting from your own front door into:

Entrance Hall

A spacious entrance hall offering two large storage cupboards, textured ceilings, Aeroflow electric heater (all have been upgraded throughout) Doors to:

Lounge/ Dining Room

16'4" x 15'5" (4.99 x 4.72)

Textured ceiling, two PVCu double glazed french doors to rear and side elevation opening to garden and terrace area, two Aeroflow electric heater, television point, telephone point, feature electric fireplace.

Kitchen/ Breakfast Room

PVCu double glazed window to rear elevation, a modern Howdens range of wall and base/ drawer units with worksurface over, inset tap, integrated dishwasher and fridge/freezer, washing machine, electric oven with induction hob with hod over, breakfast bar with stalls.

Bedroom 1

16'0" x 10'7" (4.89 x 3.24)

Textured ceiling, PVCu double glazed window to front and side elevations, telephone point, ample storage with fitted wardrobes, drawers and bedside tables, Aeroflow electric heater. Door into:

En-suite

7'4" x 4'10" (2.25 x 1.49)

Textured ceiling, PVCu double glazed window to front elevation, suite comprising shower cubicle, WC, vanity wash hand basin, heated towel rail, tiled, shaver point, extractor fan.

Bedroom 2

15'2" x 8'4" (4.63 x 2.55)

Textured ceiling, PVCu double glazed window to rear elevation, Aeroflow electric heater.

Bathroom

Textured ceiling, PVCu double glazed window to front elevation, suite comprising bath with mixer taps, and separate shower head, WC, vanity wash hand basin, tiled, shaver point, extractor fan.

Outside

Parking

One Allocated parking space and plenty of visitor bays.

Gardens

Directly accessed from the lounge is a delightful west-facing garden, enjoying a sunny aspect and predominantly laid to lawn. While formally part of the communal grounds, this apartment occupies a private corner position, meaning there is no need for other residents to cross this area, creating the feel of a private garden. The current owner has their own raised flower beds. Beyond this lies a private terraced seating area enjoying pleasant views across Stubbington Park.

Lease Details

LEASEHOLD DETAILS:

SHARE OF FREEHOLD

Leasehold length: 974 years remaining.

Ground rent: N/A as a share of freehold is owned.

Service charge: Approximately £611 per 6 months (this is due for a review in August and should be confirmed by your solicitor)

Building insurance: Payment covered in service charges.

