

FLAT 65 MORESBY COURT
WESTBURY ROAD, FAREHAM,
HAMPSHIRE, PO16 7US



£159,990 Leasehold

A purpose-built two double bedroom third floor retirement apartment located within the popular development of Moresby Court, just a minute's walk from Fareham town centre. The internal accommodation comprises; entrance hall, lounge/dining room, fitted kitchen with skylight window, large shower room, additional WC and two double bedrooms. The development benefits from communal parking, buggy store, secure intercom entry system, pull cord alarms, house manager, residents' lounge and laundry room, lift to all floors and well-tended communal gardens. An internal viewing is highly recommended to fully appreciate the accommodation on offer. Offered with NO FORWARD CHAIN! Contact us today to arrange a viewing.



COMMUNAL ENTRANCE

RESIDENTS' LOUNGE

FLAT ENTRANCE ON THIRD FLOOR

HALLWAY

WC

3' 8" x 6' 1" (1.12m x 1.85m)

STORAGE CUPBOARD

2' 9" x 6' 1" (0.84m x 1.85m)

LOUNGE/DINER

21' 6" x 14' 9" (6.55m x 4.5m)

KITCHEN

6' 6" x 8' 11" (1.98m x 2.72m)

BEDROOM TWO

9' 8" x 15' 3" (2.95m x 4.65m)

SHOWER ROOM

6' 10" x 9' 01" (2.08m x 2.77m)

BEDROOM ONE

20' 7" x 10' 6" (6.27m x 3.2m)

OUTSIDE:

COMMUNAL GARDENS

COMMUNAL CAR PARK

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 78 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



LEASE INFORMATION:



As of April 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: First Port.

Balance of Lease: 97 years.

Ground Rent Charges: £720 per annum.

Ground Rent Review Period: Annually.

Maintenance/Service Charges: £4,284 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: £112.99 per annum.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to an exchange of contracts.

THIRD 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.
Made with lettopix ©2026

OFFICE ADDRESS

6 West Quay House, 20 West Street,
Fareham, Hampshire, PO16 0LG

OFFICE DETAILS

01329 888 328
fareham@dibbensproperty.co.uk
www.jdea.co.uk

AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH