

Jeffries & Dibbens
estate and letting agents

£300,000

Flat 12, Solent Court, Bells Lane

Stubbington, PO14 2UA

PROPERTY SUMMARY

Situated in a highly desirable location within easy walking distance of Stubbington Village, local amenities, parkland and Hill Head Beach, this stunning two bedroom ground floor apartment has undergone extensive renovation and is presented in immaculate condition throughout. Benefitting from its own private front door, the property offers a great sense of privacy, making it an ideal purchase for those looking to downsize, first-time buyers or anyone seeking a beautifully finished, low-maintenance home.

Upon entering the property, you are welcomed into a spacious entrance hallway providing access to all principal rooms, along with an abundance of useful storage cupboards. The generous lounge/diner is a fantastic space for both relaxing and entertaining, featuring a sleek electric fireplace and patio doors opening directly onto the communal gardens, providing the perfect spot to enjoy the sunshine, tend to potted plants or simply unwind in peaceful surroundings. Adjacent to the lounge/diner is the newly fitted kitchen, which has been thoughtfully designed with ample worktop and cupboard space, alongside a range of integrated appliances.

The accommodation continues with two well-proportioned bedrooms, including a fantastic master bedroom benefitting from fitted wardrobes and a beautifully refitted ensuite shower room. Bedroom two offers excellent versatility as a guest bedroom or home office. A stylishly renovated family bathroom completes the internal accommodation.

Improvements include new flooring throughout, a completely updated heating system, a modern fitted kitchen and beautifully finished bathroom facilities, ensuring this home is ready for its new owners to move straight in and enjoy. Perfectly positioned to enjoy everything this sought-after location has to offer, this exceptional apartment really is not to be missed so call us now in our Stubbington Branch to book in your viewing today.

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ENTRANCE HALLWAY

BEDROOM 2 12' x 8' 9" (3.66m x 2.67m)

BEDROOM 1 15' 9" x 9' 9" (4.8m x 2.97m)

ENSUITE 5' 9" x 5' 7" (1.75m x 1.7m)

BATHROOM 9' 7" x 6' 9" (2.92m x 2.06m)

KITCHEN 11' 10" x 6' 2" (3.61m x 1.88m)

LOUNGE/DINER 16' 10" x 12' (5.13m x 3.66m)

OUTSIDE

ALLOCATED PARKING

SHARED GARDEN

LEASEHOLD INFORMATION

Share of the Freehold

Years Remaining: 973 years remaining – 999 years from 25th July 2000

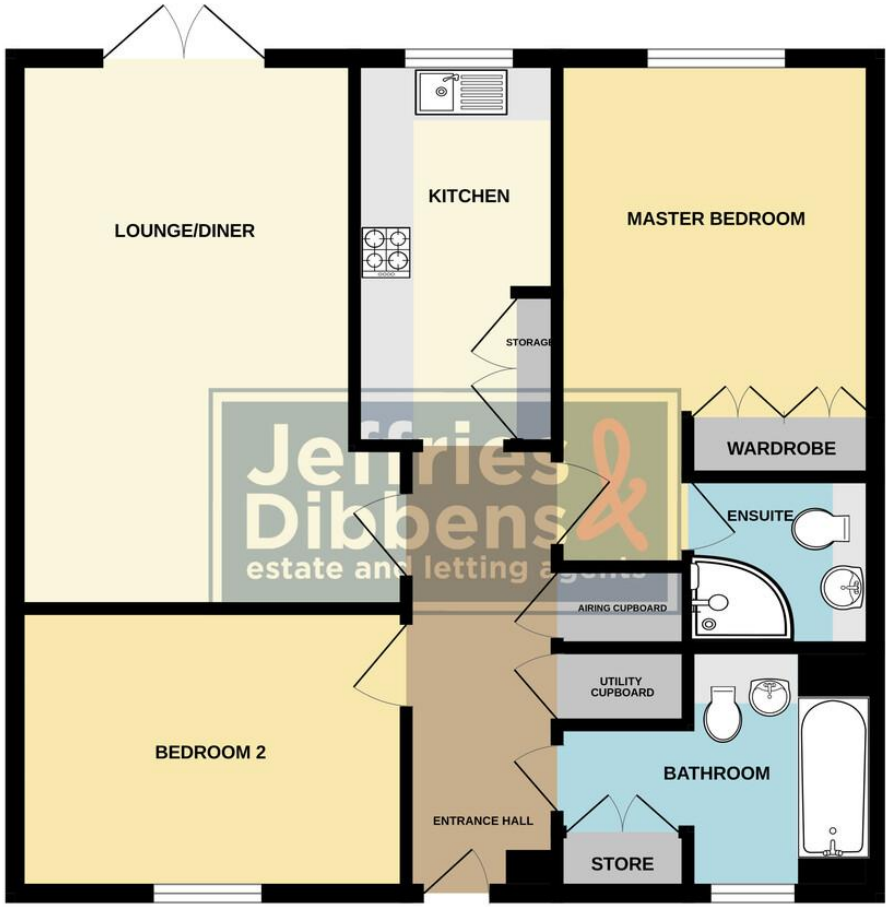
Service Charge: £1,110.64 annually

Ground Rent: N/A as share of the freehold

EPC: C

No pets allowed

GROUND FLOOR

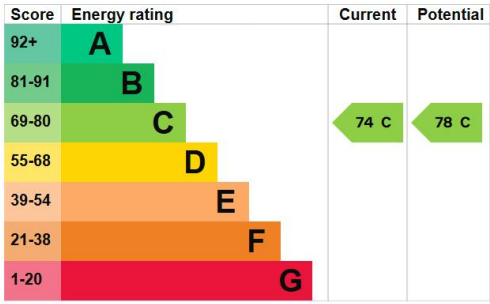


LOCAL AUTHORITY
Fareham Borough Council

TENURE
Share of the Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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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