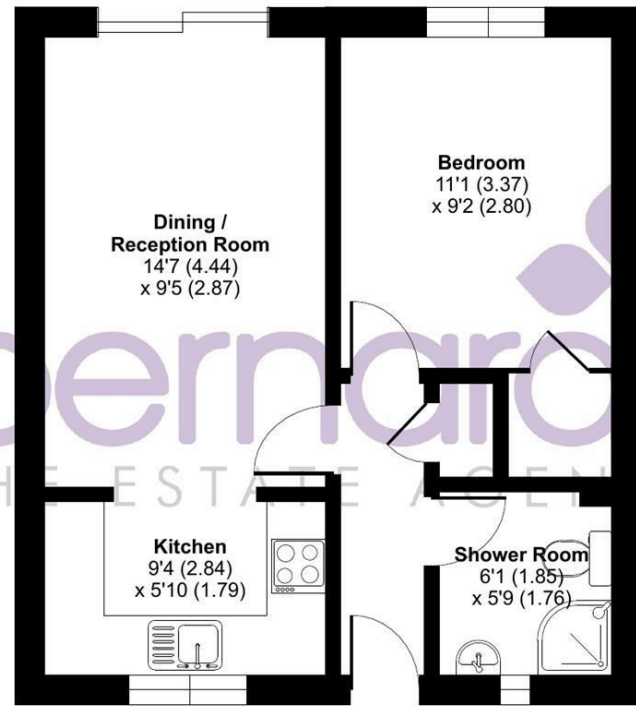


Gosport Road, Stubbington, Fareham, PO14

Approximate Area = 412 sq ft / 38.2 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1324826

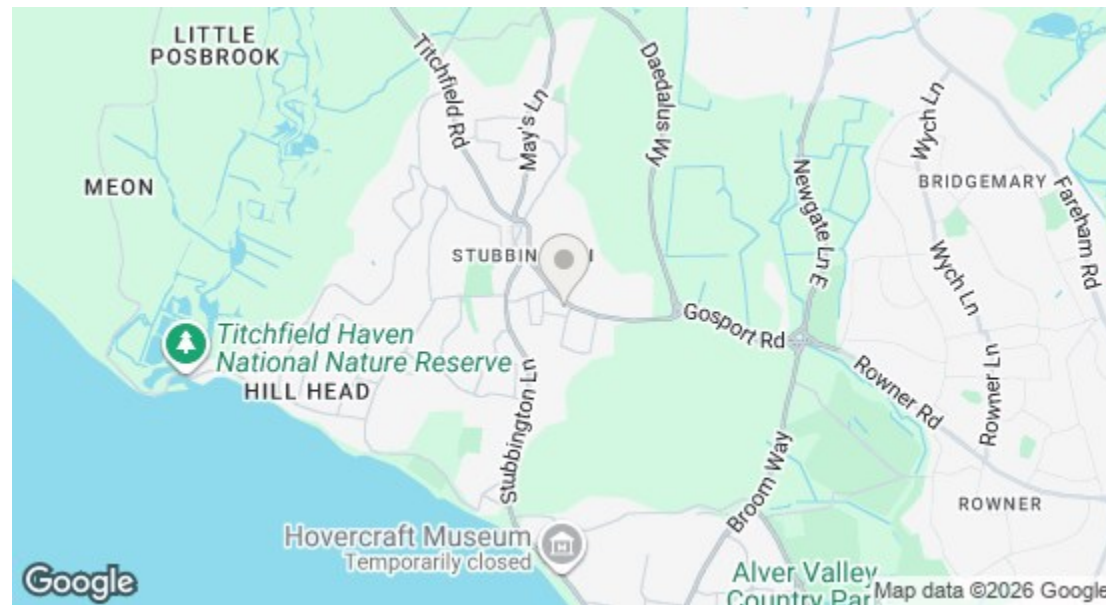
FOR SALE
£175,000



11 Grosvenor Court Stubbington,
Hampshire, PO14 2AX

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 BEDROOMS BATHROOMS RECEPTIONS

02392 553 636



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		66	
England & Wales		EU Directive 2002/91/EC	



Anti Money Laundering

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

Offer Check Procedure

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Solicitors

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

LEASEHOLD - COUNCIL TAX BAND: B

Disclosure Statement

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



SUMMARY

Bernards Eckersley White are pleased to offer for sale this delightful 1 bedroom bungalow for people over the age of 60.

As you enter, you are greeted by a cosy living area that serves as the heart of the home. The well-appointed bedroom provides a peaceful retreat. The layout is thoughtfully designed, making the most of every inch, which is particularly appealing for those seeking a low-maintenance lifestyle.

The bungalow's location in Stubbington is a significant advantage, as it boasts a friendly community atmosphere and easy access to local amenities. Residents can enjoy nearby shops, cafes, and parks, all within a short distance.

With its charming features and prime location, this bungalow presents an excellent opportunity for those seeking a tranquil yet connected living experience. Don't miss the chance to make this lovely bungalow your new home.

Service Charge: £270 pcm

