



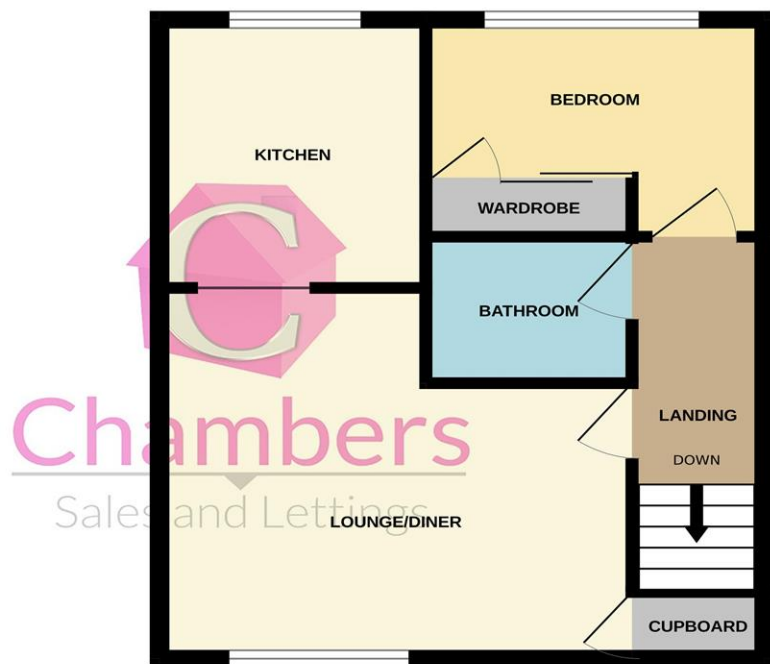
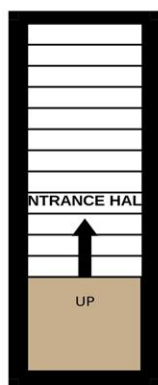
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Chambers

SALES & LETTINGS

GROUND FLOOR

1ST 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.

#### Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute ant part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this companies employ has authority to make or give representation or warranty in respect of the property.



#### FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation







## 50a The Gannets Stubbington Fareham PO14 3SY

£159,995

A well-presented first floor one bedroom apartment benefiting from zero service charge situated overlooking a pleasant green. The property comes with gas central heating, double glazing, fitted kitchen and bathroom along with allocated parking. The property would suit many applicants including first time buyers, investment buyers etc, call our team today to avoid disappointment. 01329665700.

### Front Door

Access to consumer unit, Stairs to:

### First Floor Landing

Textured ceiling, Access to loft void, doors to:

### Lounge/ Dining Room 17' 10'max' x 12' 0" (5.44m x 3.67m)

Textured ceiling, access to storage cupboard, television point, PVCu double glazed window to front elevation, radiator. Open to:

### Kitchen 12' 9" x 5' 9" (3.88m x 1.74m)

Textured ceiling, fitted range of wall and base/drawer units with workshop over, sink, PVCu double glazed window to rear elevation, electric oven with gas hob, plumbing for washing machine, access to boiler, space for under counter fridge/freezer, laminate flooring.

### Bathroom 6' 5" x 5' 0" (1.96m x 1.52m)

Textured ceiling, suite comprising of panel bath with shower over, WC, wash basin, extractor fan, fully tiled.

### Bedroom 1 9' 6" x 9' 4" (2.89m x 2.85m)

Textured ceiling, PVCu double glazed window to rear elevation, radiator, fitted wardrobe and storage cupboard.

### Outside

### Allocated Parking

Situated in a private near by car park.

### Leasehold

Remainder of a 999years from 1979. Ground Rent: Peppercorn  
Service Charge: Zero



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