



The Blackthorns, Chalford Grange, Fareham, Hampshire, PO15 5SQ

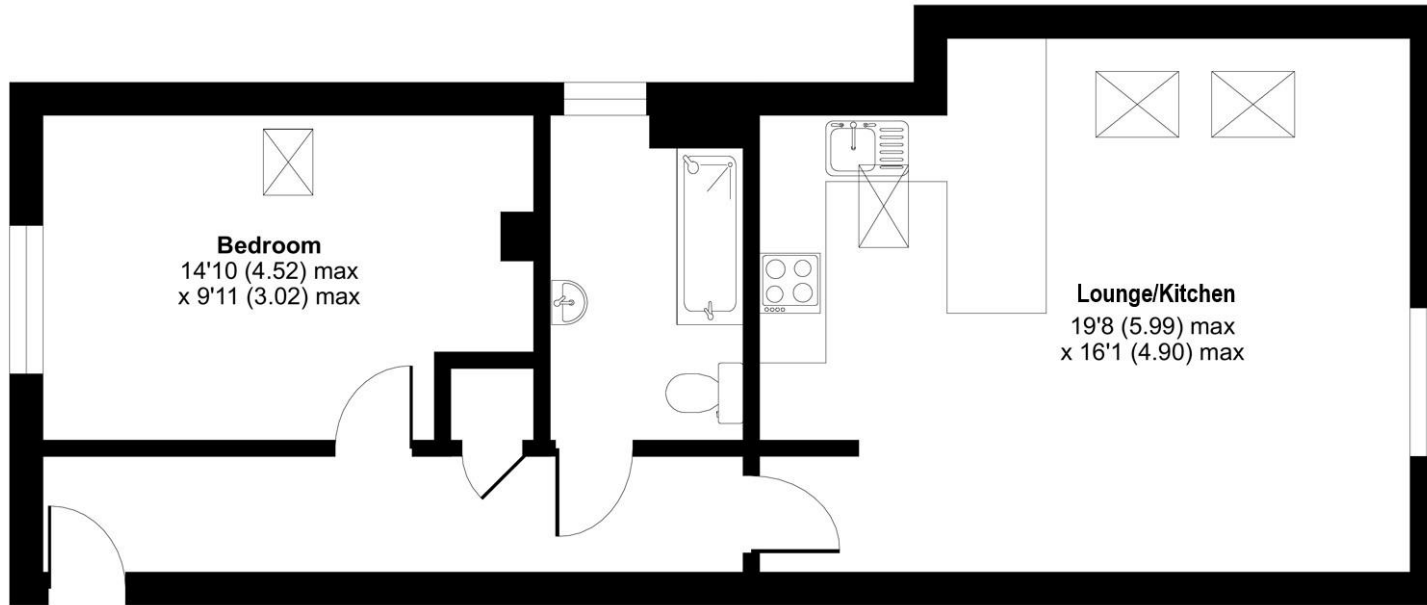


## ACCOMMODATION

A well-presented one bedroom second floor apartment located within this popular development just to the west of Fareham town centre and within easy access of the train station. The property's well-proportioned accommodation briefly consists of a communal entrance hall with security entrance video system with stairs to all floors, a private front door leading to an entrance hall, dual aspect lounge/kitchen with space suitable for a study area, the fitted kitchen has built in cooker, with a large double bedroom and three-piece bathroom. The property is warmed by gas central heating and is double glazed. Externally, there is allocated parking for one car plus further visitors' parking available and communal garden.

Approximate Area = 604 sq ft / 56.1 sq m

For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 962498



## SITUATION

Fareham and Whiteley both provide an excellent range of shopping and leisure facilities. Fareham main line railway station is a short distance away and there are also good motorway links to the M27 for both east and west bound routes, with access to the A3 for Petersfield, Guildford and London. Situated in an extremely sought-after residential location, Stubbington village itself provides an excellent range of amenities, excellent schools and with both Hill Head and Lee on the Solent beaches being just over a mile away. Hill Head village is famed for its sheltered beach, stunning water front views, sailing club and small harbour known as Titchfield Haven. As well as the sheltered local beaches and access to the sea, the nearby Titchfield Haven Nature Reserve and Hillhead Sailing Club provide another dimension for outdoor recreation.



#### SPECIFICATION

- No chain
- Top floor
- Lounge/kitchen
- Three-piece bathroom
- Allocated parking

#### LOCAL AUTHORITY

Fareham Borough Council  
Council Tax Band B

#### GUIDE PRICE

Asking Price £170,000

#### TENURE

Leasehold

Unexpired Years: 107 Years Remaining

Annual Ground Rent: £220

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: Charge £1,100 - £1,200

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.