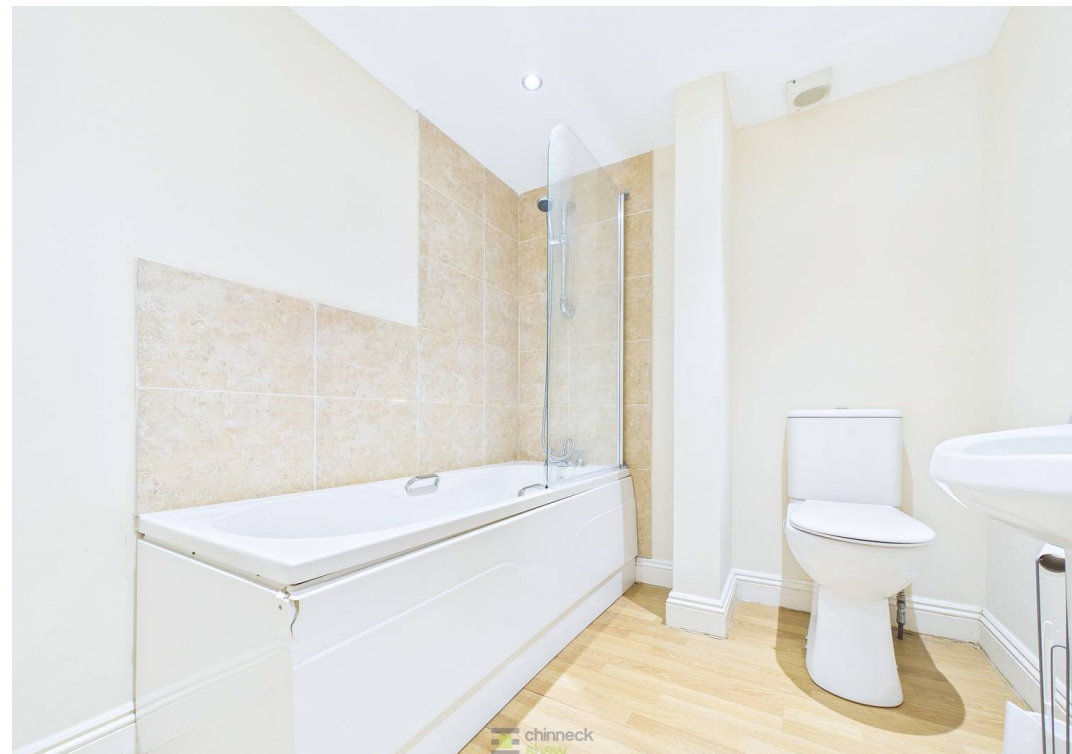




Stubbington Avenue  
Portsmouth

Offers in Region of £140,000

 chinneckshaw



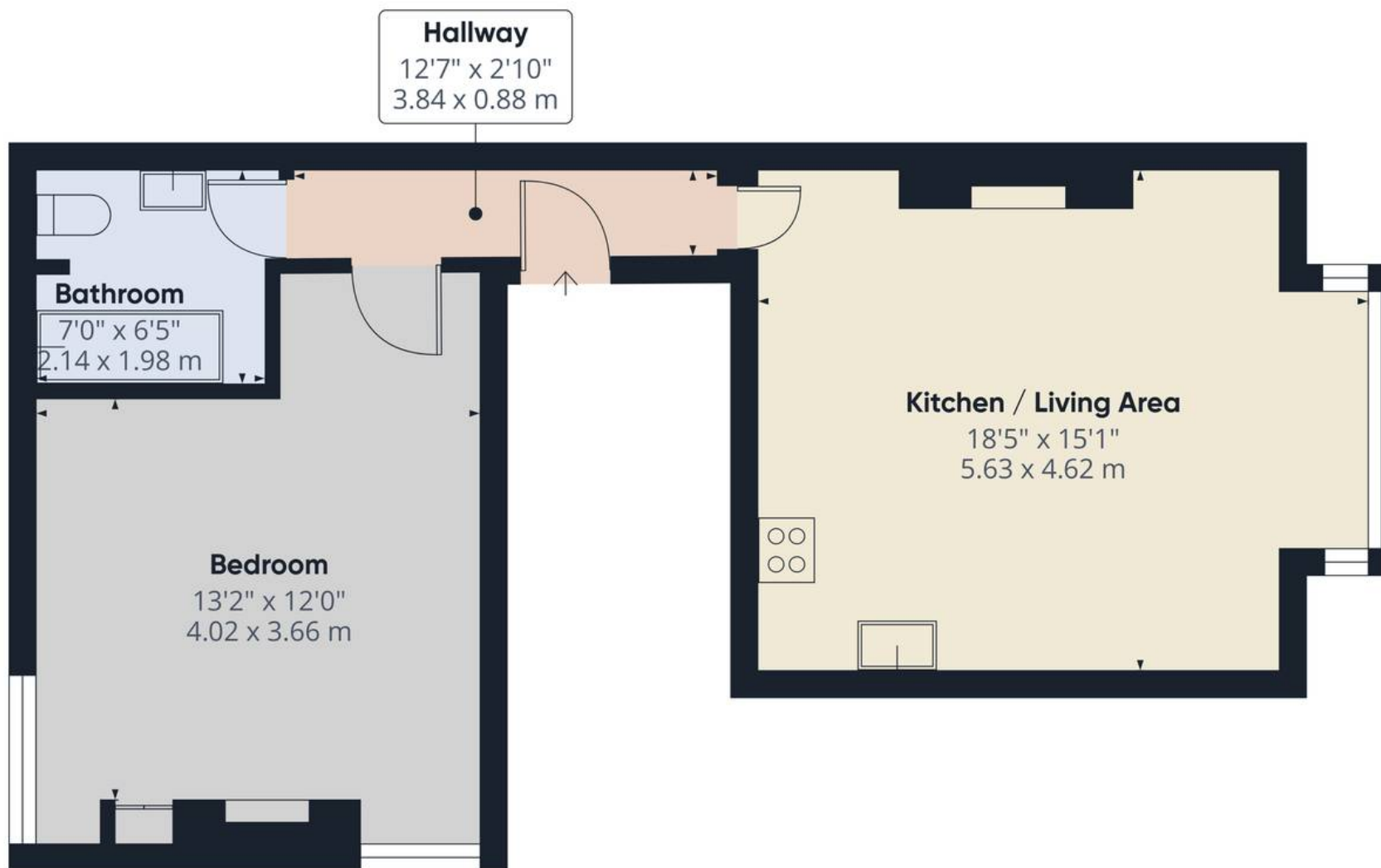
## Stubbington Avenue, Portsmouth

Step inside this beautifully presented one-bedroom flat, where modern style meets everyday comfort in a move-in-ready home. A welcoming hallway leads to a bright, open plan living area and kitchen, ideal for relaxing or entertaining. Neutral décor throughout creates a calm, contemporary feel and offers an easy backdrop for personal touches. The modern fitted kitchen features quality appliances and a generous workspace, making it practical for everyday living.

The double bedroom is generously sized, with room for a large bed, additional furniture and useful built-in storage. The bathroom is finished to a high standard with a modern suite and tasteful tiling, providing a smart, relaxing retreat. To the rear, a shed/bike store adds valuable external storage. Perfect for first-time buyers, professionals or investors, this low-maintenance flat sits in a sought-after location with excellent transport links and a great choice of nearby amenities, including cafés, shops and everyday essentials. Thoughtfully presented throughout, it offers a stylish, practical home ready to enjoy from day one.

Material Information • Tenure: Share of Freehold • Council Tax: Band A • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Approximate total area<sup>(1)</sup>  
532 ft<sup>2</sup>  
49.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Chinneck Shaw

Bridge House, Milton Road, Portsmouth – PO3 6AN

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Chinneck Shaw, Bridge House, Milton Road, PO3 6AN Consumer Protection from Unfair Trading Regulations 2008: These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

## Energy Efficiency Rating

|                                                    | Current   | Potential |
|----------------------------------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |           |           |
| (92+) <b>A</b>                                     |           |           |
| (81-91) <b>B</b>                                   |           |           |
| (69-80) <b>C</b>                                   |           |           |
| (55-68) <b>D</b>                                   | <b>66</b> | <b>70</b> |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| <i>Not energy efficient - higher running costs</i> |           |           |
| <b>England, Scotland &amp; Wales</b>               |           |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                       | Current  | Potential |
|-----------------------------------------------------------------------|----------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |          |           |
| (92+) <b>A</b>                                                        |          |           |
| (81-91) <b>B</b>                                                      |          |           |
| (69-80) <b>C</b>                                                      |          |           |
| (55-68) <b>D</b>                                                      |          |           |
| (39-54) <b>E</b>                                                      |          |           |
| (21-38) <b>F</b>                                                      |          |           |
| (1-20) <b>G</b>                                                       | <b>2</b> | <b>2</b>  |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |          |           |
| <b>England, Scotland &amp; Wales</b>                                  |          |           |

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