



ST. MARY'S AVENUE

ALVERSTOKE | HAMPSHIRE | PO12 2HU

www.fryandkent.com



fry&kent

ST. MARY'S AVENUE

ALVERSTOKE | HAMPSHIRE | PO12 2HU



Freehold

£895,000

In Brief

- Immaculately Presented Detached House with Annex
- Located within One of Alverstoke's Most Prestigious Roads
- Walking Distance to the Beach and Alverstoke Village
- Established, Large Front and Rear Garden
- Four Double Bedrooms with Ensuite to Master
- Detached Garage, Driveway and Parking for Multiple Vehicles
- Three Spacious Reception Rooms
- Modern Kitchen with Integrated Appliances
- Gas Central Heating and Double Glazing Throughout
- Annex – Living Room, Double Bedroom with Ensuite





The Property

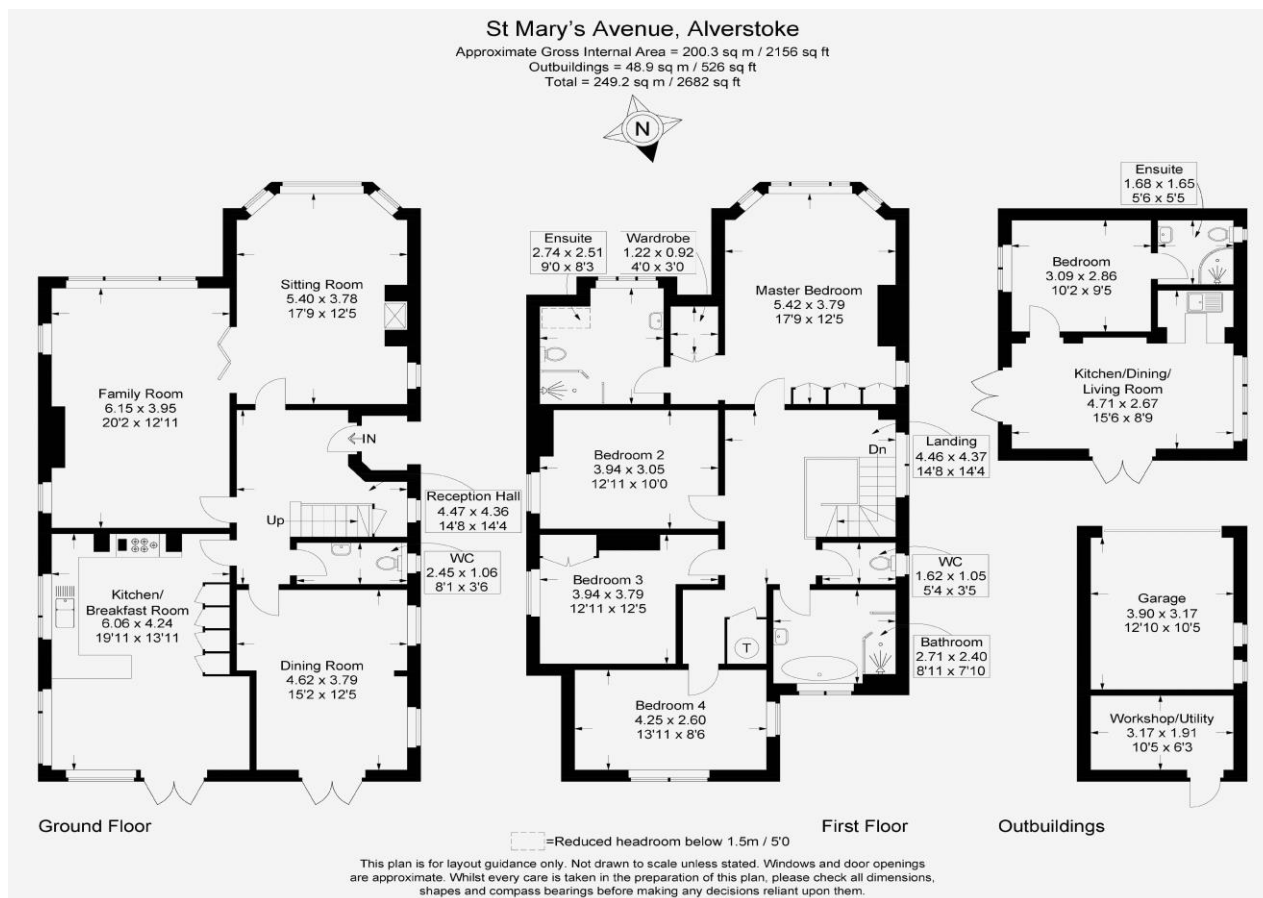
Immaculately presented four-bedroom detached house with a one-bedroom self-contained annex. This extended family home is located within one of Alverstoke's premier roads, within walking distance from Stokes Bay seafront, local village shops and restaurants, tennis, golf, rugby, and sailing clubs and the Gosport ferry with its regular services to Portsmouth Harbour. This generously proportioned 1930s property has been modernised throughout, retaining many original features including beautiful oak herringbone flooring on the ground floor and a wood-panelled balcony staircase. The ground floor accommodation comprises; large square entrance hallway leading to three reception rooms, kitchen-diner, cloakroom, understairs cupboard and balcony staircase. The spacious sitting room has a log burner and is separated with bi-fold doors to a second larger lounge area with gas fire. The study/playroom has ample space in addition to an area with two extra-long fitted desks, with patio doors leading to the garden. The contemporary fitted kitchen features a double range oven, integrated appliances, granite worktops and underfloor heating, with a separate area for dining next to patio doors leading to the garden. The first floor accommodation comprises; panelled balcony staircase leading to a large landing off of which are four generous double bedrooms, a family bathroom, airing cupboard and access to the loft. The master bedroom features triple fitted wardrobes and contemporary ensuite. The annex sits within the security and privacy of the rear garden; this smart and modern living space has its own central heating supply and comprises; a large living area with double aspect patio doors looking over the patio and garden, a kitchenette, and a double bedroom with ensuite. This separate building could offer versatile living arrangements for family or friends, working from home or rental income. The property further benefits from a detached garage with utility space, workbench, and loft storage. The outside space comprises of a front garden laid to lawn with mature shrubs, brick path lined with box hedge leading to the front door and further on to the back garden gate. Also to the front is a shingle drive with parking for three cars and access to the garage. The shingle drive continues past wrought iron gates leading to the back of the garage and access to the utility room, a large woodshed, a brick-paved sun patio and raised vegetable garden. To the rear of the property is the annex which shares a substantial patio area spilling out to a spacious garden laid to lawn with mature borders, to the side is the garden shed and back garden gate. This is a substantial family home in a highly desirable coastal location within easy reach of road, water and rail transport. The size and design could easily accommodate a number of living arrangements under two roofs. For further information or to arrange a viewing please contact the Fry & Kent sales office.





ST. MARY'S AVENUE

ALVERSTOKE | HAMPSHIRE | PO12 2HU



Southsea Sales & Lettings
 7/9 Stanley Street,
 Southsea PO5 2DS
 Sales Tel – 023 9281 5221
 Lettings Tel – 023 9282 2400

Property Management
 12 Marmon Road,
 Southsea PO5 2BA
 Tel - 023 9282 2300

Old Portsmouth Sales & Lettings
 The Seagull, 13 Broad Street,
 Old Portsmouth PO1 2JD
 Sales Tel - 023 9235 5366
 Lettings Tel – 023 9282 2400

Drayton Sales & Lettings
 139 Havant Road,
 Drayton PO6 2AA
 Sales Tel – 023 9221 0101
 Lettings Tel – 023 9282 2400

Waterlooville Sales & Lettings
 75B London Road,
 Waterlooville PO7 7EL
 Sales Tel – 023 92 297 788
 Lettings Tel – 023 9282 2400

Mayfair Office Sales & Lettings
 Cashel House, 15 Thayer Street,
 London W1U 3JT
 Tel - 0870 112 7099
 Fax – 020 7467 5339

sales@fryandkent.com

lettings@fryandkent.com

propertymanagement@fryandkent.com

mayfairoffice@fryandkent.com

www.fryandkent.com



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.