

2 Viewpoint

Harbour Road, Gosport, PO12 1GX



Asking price £350,000 Leasehold

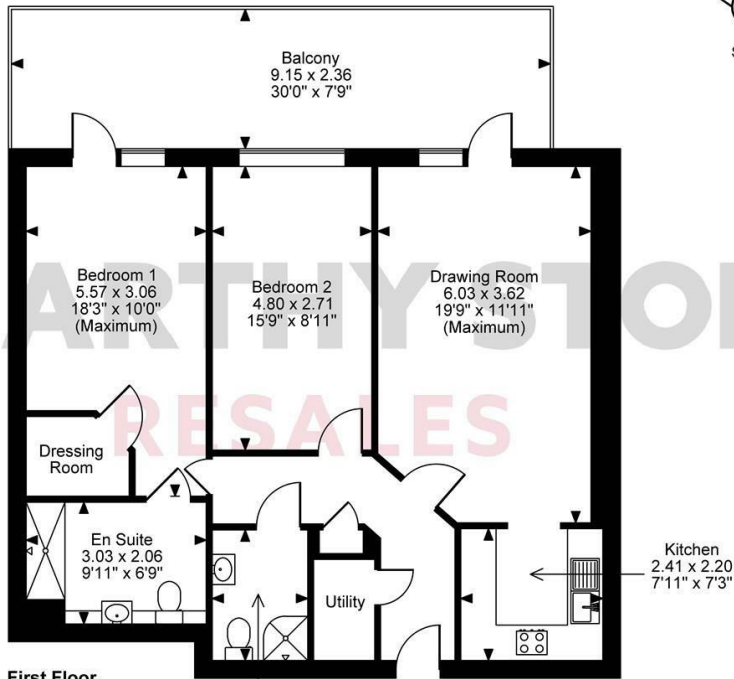
\*Join us for fizz & cake at our Open Day - Wednesday 18th June 2025 - from 10am - 4pm  
- book your place today!\*

This BEAUTIFUL retirement apartment has been LOVINGLY MAINTAINED and offered  
in a LIKE NEW condition.  
Two great sized double bedrooms and a LARGE balcony/patio from the living room.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Viewpoint, Harbour Road, Gosport  
Approximate Gross Internal Area  
844 Sq Ft/78 Sq M  
Balcony external area = 232 Sq Ft/22 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Viewpoint, Harbour Road, Gosport, Hampshire, PO12 1GX

## Viewpoint

Viewpoint is a Retirement Living development constructed by award-winning retirement home specialist McCarthy and Stone specifically designed for the over 60's.

The dedicated House Manager is on site during working hours to take care of running the development and to make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, external window cleaning, buildings insurance, water rates and security systems. All energy costs for the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability, fees apply).

Viewpoint is situated in a waterfront location in Gosport, offering stunning panoramic views of the sea and is in a beautiful natural location. Gosport also caters for the modern needs of homeowners with a vast range of amenities and services. For everyday shopping, an ALDI supermarket is found adjacent to the development but there are also plenty of independent shops to sample too. For those interested in wider travel, the local bus station is only a short walk from the development and offers good connections to the surrounding areas.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.



## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the Washer/Dryer. Smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to open plan living room/kitchen, shower room, bedrooms and meter cupboard.

## Living Room and Balcony/Patio

A beautiful and well-proportioned living space with access to a large balcony - over 30 feet long and is a perfect place for relaxing outside and taking in the stunning views across Portsmouth Harbour to Portsdown Hill. Feature Fireplace fitted with an electric coal effect fire, TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets.

## Kitchen

Recently redecorated, to a very high standard, with a new wood-effect worktop. Fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Dishwasher. Fitted integrated fridge/freezer and under pelmet lighting.

## Master Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Window and glazed door leading to balcony. Door to en-suite shower room.

## En-Suite

A spacious en-suite comprising a level access shower cubicle with glass screen and fitted hand rails, WC, vanity unit with wash basin and illuminated mirror above, tiled flooring and partly tiled walls, electric ladder style towel rail. Underfloor heating.



# 2 bed | £350,000

## Second Bedroom

Good size double bedroom with full height window overlooking balcony and marina beyond.

## Shower Room

Part tiled and fitted with suite comprising of shower cubicle. Low level WC, wash basin and mirror above. Shaving point, electric ladder style towel heater and extractor fan. Underfloor heating

## Ground Rent

Leasehold: 999 Years from 1st Jan 2016  
Ground rent £495 per annum  
Ground rent review: 1st Jan 2031

**Parking Permit Scheme - subject to availability.**  
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Service Charge (RL)

- What your service charge pays for:
- House Manager who ensures the development runs smoothly
  - All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
  - 24hr emergency call system
  - Monitored fire alarms and door camera entry security systems
  - Maintaining lifts
  - Heating and lighting in communal areas
  - Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,756.53 per annum (for financial year ending 01/06/25).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

