



**£210,000**  
**22 Heritage Way**

Priddy's Hard, Gosport, PO12 4FQ



## PROPERTY SUMMARY

For sale with a share of the freehold, we bring to the market this well presented two bedroom flat within the desirable harbour side location of Priddy's Hard, Gosport. The ground floor property has two double bedrooms with built in storage, an ensuite shower room and main bathroom, spacious living room with dual aspect balconies, and a separate fitted kitchen. The flat is accessed via either of the communal entrances at both the front and rear of the block, which are also connected to the secure intercom system. The garage (with power) is to the rear of the block along with visitor parking spaces, surrounded by the maintained communal gardens. Please contact our Gosport branch to arrange your internal viewing now.





## COMMUNAL ENTRANCE

### HALL

**BEDROOM 1** 12' 9" x 8' 11" (3.89m x 2.73m)

**ENSUITE** 5' 11" x 5' 2" (1.82m x 1.58m)

**BEDROOM 2** 11' 3" x 10' 0" (3.43m x 3.06m)

**LIVING ROOM** 17' 8" x 11' 11" (5.40m x 3.64m) With balconies at either end

**KITCHEN** 10' 10" x 8' 2" (3.32m x 2.49m)

**BATHROOM** 5' 6" x 6' 9" (1.69m x 2.06m)

### GARAGE

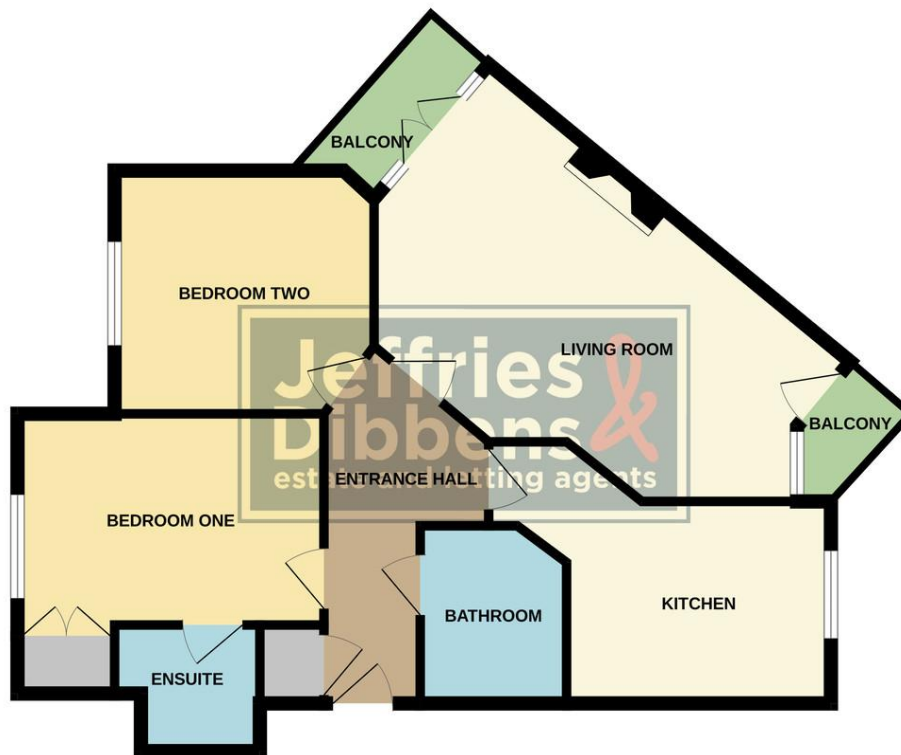
### AGENT NOTES

- Share of freehold
- 974 year lease remaining (as of 01/03/2025)
- Service charge: £1,400 P/A (includes building ins.)
- Pets are allowed with prior permission
- EPC Rating C
- Council Tax Band D





## GROUND FLOOR



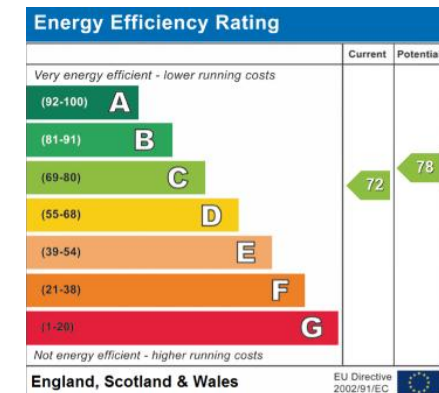
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix G2025

**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries  
Dibbens & Co.**  
estate and letting agents

**OFFICE ADDRESS**  
126 High Street, Gosport,  
Hampshire, PO12 1DU

**CONTACT**  
02392 602 155  
gosport@dibbensproperty.co.uk  
www.jdea.co.uk