



£200,000
Stokes Bay Road
Alverstoke, Gosport, Hampshire, PO12 2QX

Located just steps from Stokes Bay seafront and adjacent to the historic fort, this beautifully presented park home offers a unique opportunity to own a property right next to a piece of local history. On site for less than a year, the home is in immaculate condition throughout. French doors open onto a composite deck, perfect for relaxing outdoors and meeting others on site. This plot also benefits from the rarity of off-road parking on this sought-after site with a perpetuity lease. All relevant certifications, including gas safety certificates, are ready for the new owner's peace of mind. Offered with no forward chain, this home is ready for immediate occupation. Please contact our Gosport team today to arrange your internal viewing, phone lines open until 8pm.

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LIVING SPACE 18' 9" x 11' 1" (5.74m x 3.38m)

BEDROOM 11' 0" x 7' 4" (3.37m x 2.25m)

BATHROOM 7' 6" x 5' 5" (2.30m x 1.66m)

CONSERVATORY 14' 8" x 6' 4" (4.48m x 1.94m)

AGENTS NOTES

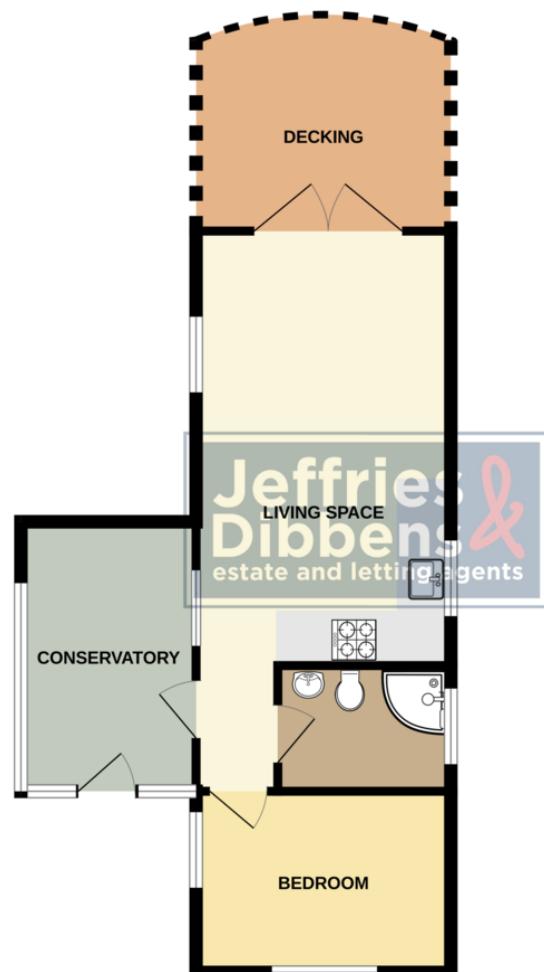
Perpetuity Lease

Council Tax Band A

Ground rent is £54.13 a week over 48 weeks, which include water



GROUND FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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

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