



**£60,000**

**2 Ashurst Court, Broadsands Walk**

Gosport, Hampshire, PO12 2TS

A rare opportunity to acquire a well-presented ground floor studio apartment situated just a stone's throw from the beach. This coastal gem is ideally located and benefits from direct access to communal gardens via patio doors. The property features a bright open-plan living/sleeping area, a separate and functional kitchen and shower room. Its ground floor position and outdoor access make it particularly appealing for both residential and holiday use. Currently tenanted and achieving £700 per calendar month, this property presents an attractive investment opportunity with immediate income generation. Please contact the Gosport team to arrange your viewing, phone lines open until 8PM.





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**LIVING SPACE** 14' 1" x 12' 3" (4.31m x 3.75m)

**KITCHEN** 10' 9" x 5' 11" (3.28m x 1.81m)

**BATHROOM** 6' 4" x 5' 7" (1.94m x 1.71m)

**AGENTS NOTES**

Maintenance Charges £1829.32PA

Council Tax Band A

Leasehold 45 Years Remaining

Ground Rent £25PA

**AUCTIONEER COMMENTS**

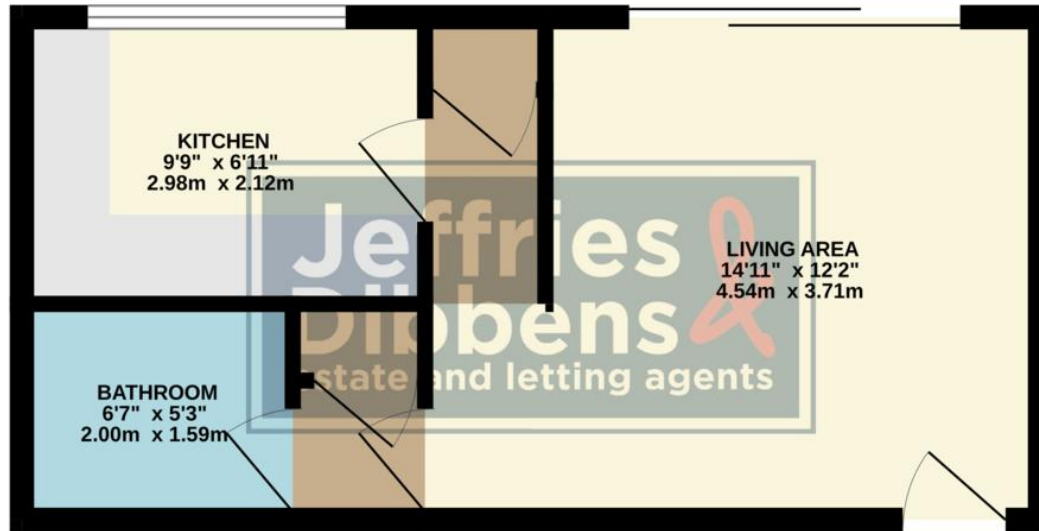
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

EPC to follow

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.

**Jeffries  
Dibbens**  
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