

£374,999

Clayhall Road, Gosport PO12 2BB

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HIGHLIGHTS

This Georgian town house in Alverstoke is a must see! Situated over 4 floors, this stylish property is beautifully presented throughout and whilst completely modernised it still retains many character features and enjoys lovely views across Stoke Lake from the top floor.

The entrance hall with stairs leads into the double aspect lounge/ dining room with cast iron fireplaces. The lower ground floor lobby has a useful WC and leads to the high quality cream shaker style kitchen with solid wood work tops and butler sink. There is space for a range style cooker and fridge freezer as well as plumbing for washing machine and dishwasher. The open brick feature wall behind the cooker space compliments the property style and French doors lead out to the rear garden. A square archway leads through to a breakfast/dining room which gives flexibility to be configured in a number of ways.

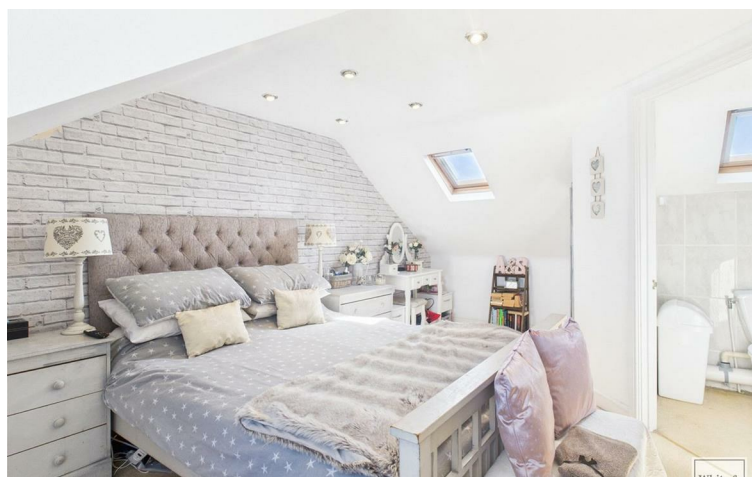
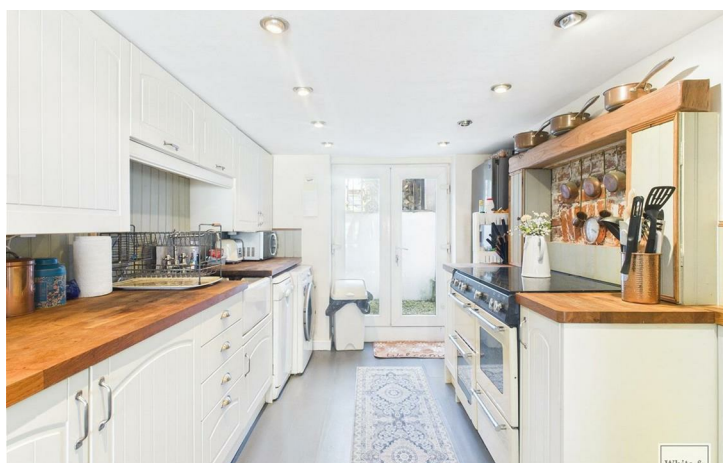
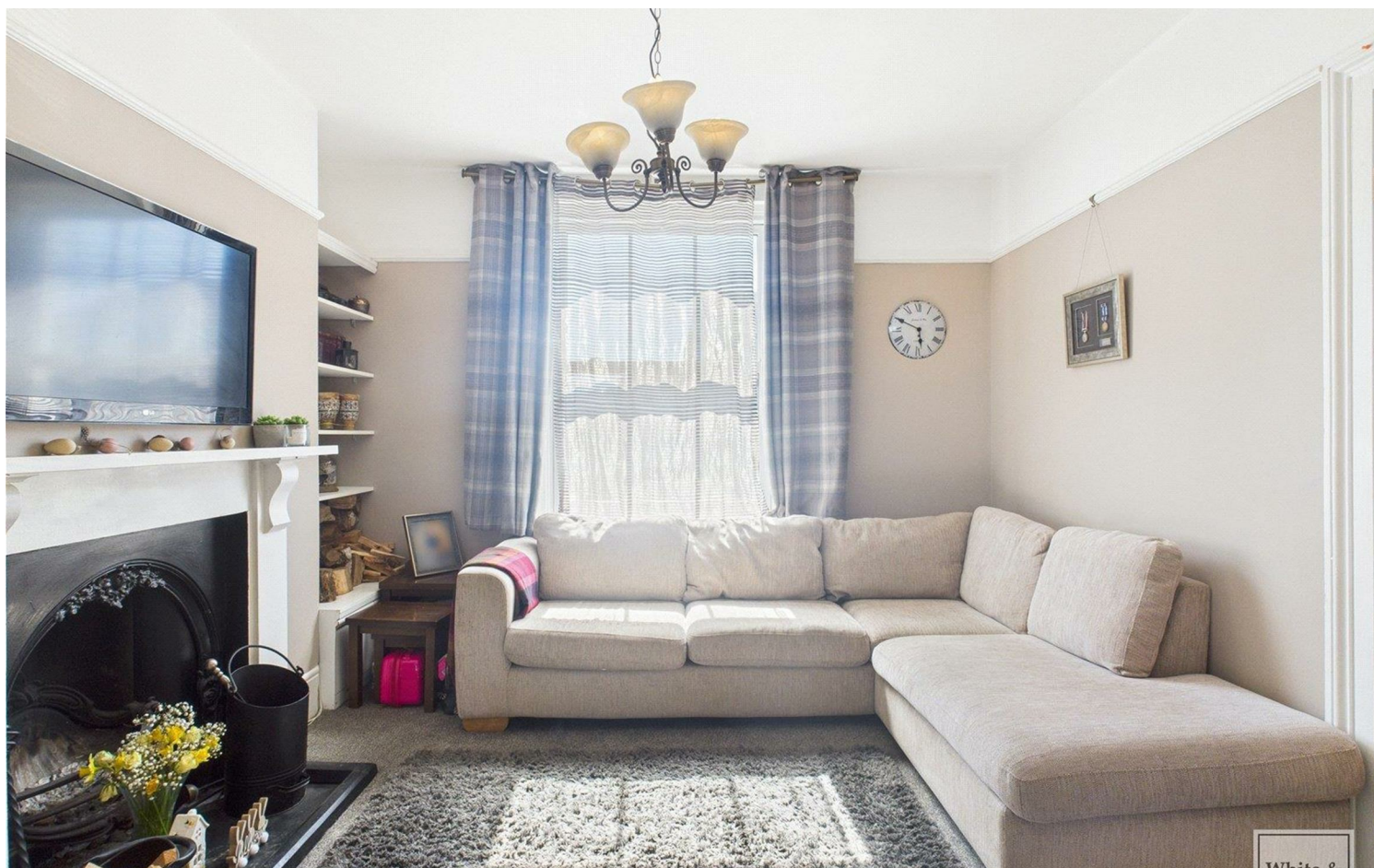
The first floor landing with useful storage cupboard, leads to 2 of the 3 double bedrooms plus the family bathroom consisting of bath with shower over, WC and large built in marble topped vanity unit with twin wash hand basins, mirror over and heated towel rail. The second floor has the other double bedroom with Velux windows and useful storage built into the eaves plus its own en-suite cloakroom with WC and wash hand basin with built in vanity unit.

To the rear of the property is the brick walled rear garden which is laid to lawn with shrubbery and an area which is currently used as a children's play area with bark chippings.

The property is situated in close proximity to Stoke Lake which popular with Kayakers, stand up paddleboarders and for other water based activities. It is also in the catchment area for several local 'good' schools and is well placed for the village centre and also Stokes Bay and its beach and cafes with views across the Solent to the Isle of Wight.

Call today to arrange a viewing
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PROPERTY INFORMATION

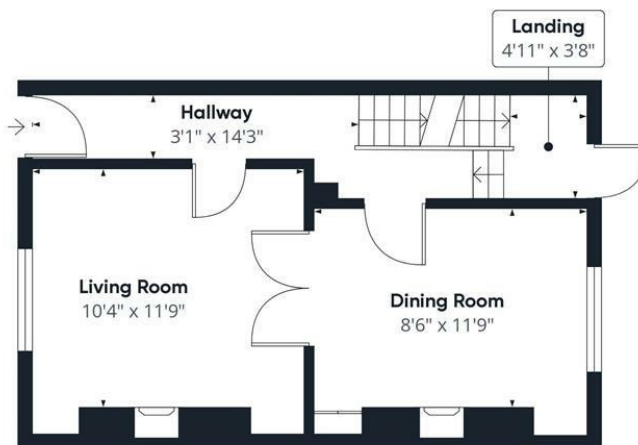


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area[®]

995.89 ft²

Reduced headroom

47.29 ft²

(1) Excluding balconies and terraces

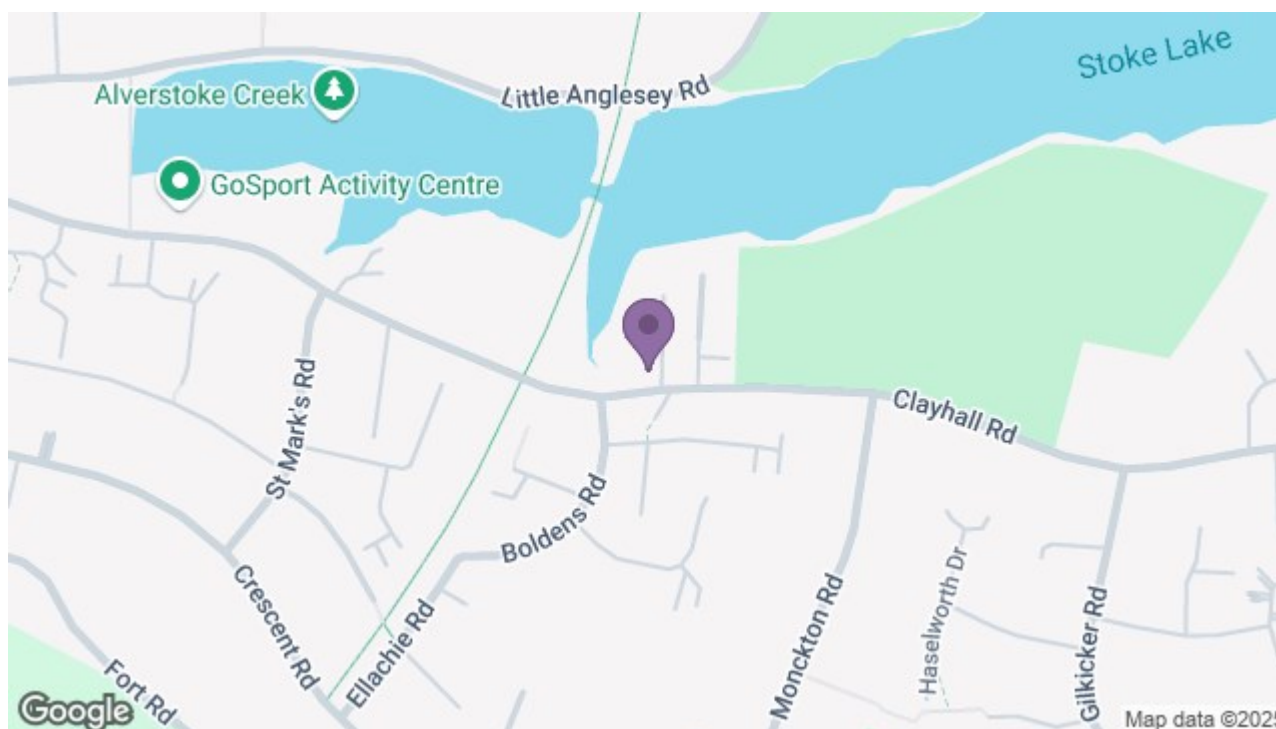
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



97 High Street, Gosport, PO12 1DS
t: 02392 004660

