



Cockleshell Square, Gosport PO12 1FB

welcome to

Cockleshell Square, Gosport

-- GRADE II LISTED HOSPITAL BLOCK BUILDING -- RE-FITTED KITCHEN WITH QUARTZ WORK SURFACES - TWO DOUBLE BEDROOM MEWS STYLE HOUSE -- TWO SHOWER ROOMS -- ALLOCATED PARKING SPACE DIRECTLY OPPOSITE -- NO ONWARD CHAIN -- TOWN CENTRE LOCATION, NEARBY TO SHOPS & TRANSPORT LINKS --

Lounge

15' 9" max x 15' max (4.80m max x 4.57m max)

Two original, full height double doors, two radiators, understairs storage cupboard, wood flooring, Tiffany glass wall and ceiling lightshades.

Inner Hall

Stairs to first floor, radiator, Tiffany glass lightshade

Kitchen / Diner

14' 11" max x 10' 9" max (4.55m max x 3.28m max)

REPLACED KITCHEN IN 2020 (high gloss white units)
Two feature sash windows, original double doors, wall and base units, feature island (on wheels), inset sink and drainer unit, quartz work surfaces, black and white vinyl cushion-flooring, floor to ceiling larder cupboard with lighting, shelving and wine-rack, double oven/microwave, integrated fridge/freezer, integrated washing machine, water softener, tiled splashbacks, Tiffany glass shade and spotlight ceiling lights

First Floor Landing

Access to loft space (spacious loft with more than standing height which is the full footprint of the property providing storage space) , radiator, doors to:

Shower Room

Shower, wash hand basin, wc, extractor fan, heated towel rail, tiled walls.





Bedroom 1

15' 1" max x 11' 6" max (4.60m max x 3.51m max)
Two original windows to front elevation overlooking Cockleshell Square, Mezzanine floor, in-built wardrobe, wooden venetian shutters on the arched windows, radiator, door to:

En-Suite

Shower, wc, wash hand basin, heated towel rail, extractor fan, tiled walls.

Bedroom 2

15' 1" max x 10' 5" max (4.60m max x 3.17m max)
Two original windows to rear elevation overlooking King George playing fields, Mezzanine floor, in-built wardrobe, wooden venetian shutters on the arched windows, boiler cupboard, radiator.



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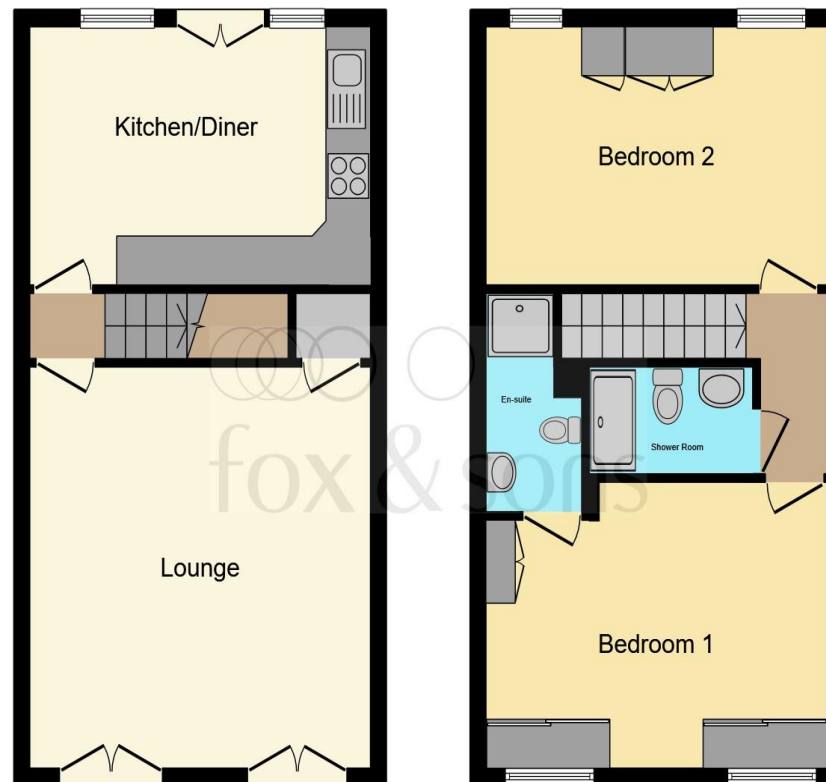
- NO ONWARD CHAIN
- UNIQUE, GRADE II LISTED HOSPITAL BLOCK BUILDING
- TWO DOUBLE BEDROOM MEWS STYLE HOUSE
- ALLOCATED PARKING SPACE DIRECTLY OPPOSITE
- RE-FITTED KITCHEN WITH QUARTZ WORK SURFACES

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£210,000



Ground Floor

First Floor

Total floor area 83.1 m² (894 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
GOS110895 - 0007

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