



Brighton Avenue, Gosport, PO12 4BU

welcome to

Brighton Avenue, Gosport

** Close to Bus and Road Links ** Great Schools and Shops Within Easy Reach ** Extended to the Side and Rear ** Open Fire and Character Features

** Garage and Ample Off Road Parking **

Entrance Hall

Door to front access, stained glass window to front elevation, stairs to first floor landing, fitted storage cupboards, understairs storage.

Lounge

15' 1" max x 13' 5" max (4.60m max x 4.09m max)

UPVC double glazed bay window to front elevation, feature fire surround with open fire and hearth, radiator.

Reception Room

12' 1" x 11' 8" (3.68m x 3.56m)

Open plan to kitchen/diner, diner and lounge, feature fire surround with wooden mantle, radiator.

Kitchen/Diner

18' 4" max x 16' 7" max (5.59m max x 5.05m max)

L-SHAPED

UPVC double glazed bi-fold doors to rear garden, matching wall and base units, space for Range style cooker, one and a half bowl sink and drainer unit, integrated fridge/freezer, Corian work surfaces, space for dining table and chairs, Antico flooring,

Utility Room/Cloakroom

UPVC double glazed window to rear elevation, UPVC door to rear garden, cupboard housing washing machine and tumble dryer, butler sink, Antico flooring, radiator.





First Floor Landing

UPVC double glazed window to rear elevation, access to loft space, doors to:

Bedroom 1

15' 1" max x 12' 3" max (4.60m max x 3.73m max)
UPVC double glazed bay window to front elevation, tv point, paneled wall, radiator.

Bedroom 2

12' 4" max x 12' 3" max (3.76m max x 3.73m max)
UPVC double glazed window to rear elevation, radiator.

Bedroom 3

17' 8" x 7' 8" (5.38m x 2.34m)
UPVC double glazed window to front elevation, radiator.

Bedroom 4

8' 1" max x 6' 1" max (2.46m max x 1.85m max)
UPVC double glazed window to rear elevation, radiator.

Bathroom

UPVC double glazed window to rear elevation, roll top bath with telephone style attachment with shower over, wash hand basin with inset vanity unit with marble top, wc, radiator with heated towel rail, tiled surrounds and flooring.

Outside

To the front the garden is laid to shingle and parking for several vehicles. To the rear the garden has a patio section, laid to lawn area, shingle pathway, decking area, garden office with power and light, external sockets, two outside lights and enclosed by fencing.

Garage

17' 8" max x 8' 1" (5.38m max x 2.46m)
Metal garage door, power and light.



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welcome to

Brighton Avenue, Gosport

- Four Bedrooms
- Two Reception Room
- Fitted Kitchen with Integrated Appliances
- Utility Room and Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers over

£400,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
GOS112334 - 0003

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