



Crescent Road, Gosport, PO12 2DH

welcome to

Crescent Road, Gosport

** Far Reaching Views over the Solent and Isle of Wight ** Grade II Star Listed ** Packed with Charm and Character ** Rarely Available ** Easy Access to the Sea and Open Park Land **

Communal Hall

Door to front access, stairs to flat entrance.

Entrance Hall

Glazed door to access, stairs to first floor, sash window to rear elevation.

First Floor Landing

Understairs cupboard, stairs to second floor, door to:

Bedroom 2

12' 3" x 8' 2" (3.73m x 2.49m)

Sash window to front elevation, high ceilings, picture rail, old fashioned designer radiator.





Second Floor Landing

Security entry phone, designer period radiator, access to loft space.

Bedroom 1

14' 1" max x 13' 8" max (4.29m max x 4.17m max)
Sash window rear elevation, wall to wall fitted wardrobes, two wall light points, designer period radiator.

Kitchen

11' 8" x 8' 1" (3.56m x 2.46m)
Sash window front elevation with panoramic views over Stokes Bay, the Solent and the Isle of Wight, storage cupboard, matching wall and base units, ceramic one and a half bowl sink and drainer unit with mixer tap, space for fridge/freezer, integrated halogen hob, plumbing for washing machine, designer radiator.



Lounge

16' 2" max x 13' 6" max (4.93m max x 4.11m max)
Window giving access to balcony with far reaching views over the Solent and beyond, designer period radiator, feature fire surround with horse shoe shaped fireplace and hearth, four wall light points.

Shower Room

Window to rear elevation, sash window to rear elevation, corner shower cubicle with rain water style shower head, wc, wash hand basin, designer radiator, tiled surrounds.

Outside

To the front there are communal gardens enclosed by a half brick wall and railings and a pathway to the communal front door. To the rear the garden is enclosed with vehicular access to Anglesey Arms Road.

Parking

There is parking for one vehicle.



view this property online fox-and-sons.co.uk/Property/GOS112590



welcome to

Crescent Road, Gosport

- Two Bedrooms
- Balcony with Open Vistas of the Solent and Beyond
- Fitted Kitchen
- Set in a Conservation Area
- Packed with Charm and Character

Tenure: Leasehold EPC Rating: Awaited

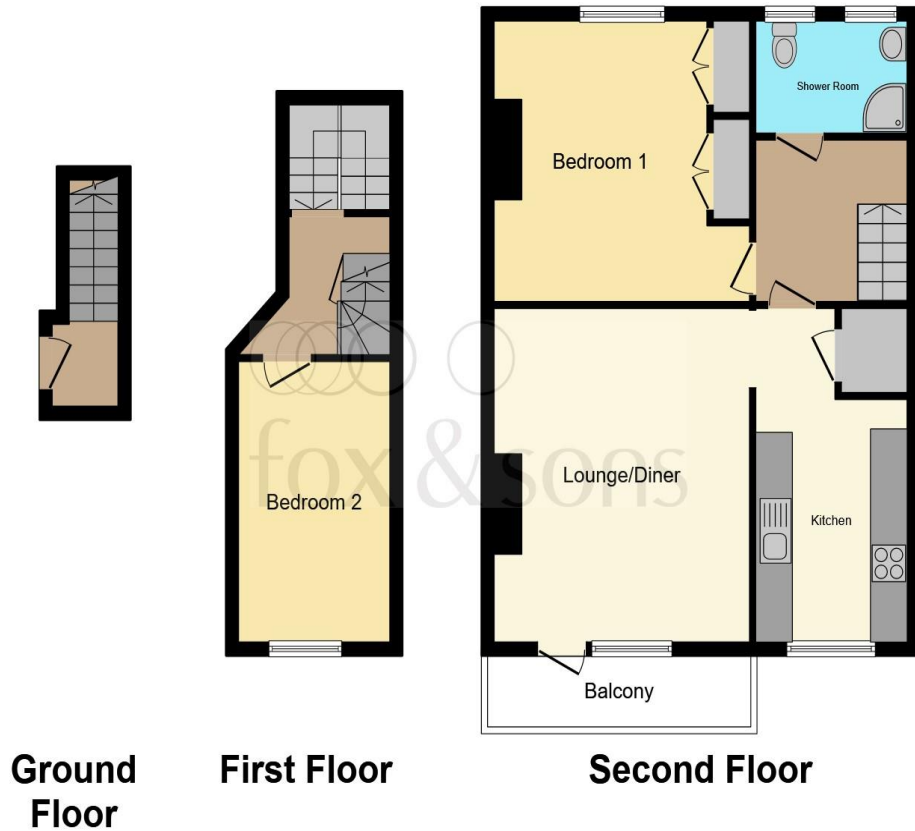
Council Tax Band: C Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£290,000



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

view this property online fox-and-sons.co.uk/Property/GOS112590



Property Ref:
GOS112590 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk