



**Solebay Way, Gosport PO13 8NQ**

**welcome to**

## **Solebay Way, Gosport**

\*\* Great for Shops and Schools \*\* Ideal for Access to Bus and Road Links \*\* Substantial Accommodation \*\* Ensuite to Main Bedroom \*\* Modern Fitted Kitchen with Built-In Appliances \*\*

### **Entrance Hall**

UPVC door to front access, stairs to first floor landing, understairs storage cupboard, tiled flooring, radiator.

### **Cloakroom**

Wash hand basin, wc, extractor fan, tiled flooring, tiled surrounds, radiator.

### **Kitchen**

12' 6" max x 8' 10" max ( 3.81m max x 2.69m max )  
UPVC double glazed window to front elevation, matching wall and base units, stainless steel sink and drainer unit with mixer tap, integrated oven, hob, cooker-hood, space for washing machine, tumble dryer and fridge/freezer, cupboard housing gas boiler, tiled splashbacks, tiled flooring, radiator.

### **Lounge/Diner**

13' 9" x 12' 6" ( 4.19m x 3.81m )  
UPVC double glazed window to rear elevation, UPVC double glazed patio doors to garden tv point, laminate flooring, radiator.

### **First Floor Landing**

UPVC double glazed window to front elevation, stairs to second floor, radiator, doors to:

### **Bedroom 3**

13' 9" max x 11' 1" max ( 4.19m max x 3.38m max )  
Two UPVC double glazed windows to front elevation, fitted wardrobe, radiator.

### **Bedroom 4**

9' 3" x 6' 8" ( 2.82m x 2.03m )  
UPVC double glazed window to front elevation, radiator.

### **Bathroom**

Bath with shower over, wash hand basin, wc, heated towel rail, tiled walls, tiled flooring, extractor fan.





### **Second Floor Landing**

Access to loft space, storage cupboard, radiator, doors to:

### **Master Bedroom**

13' 9" max x 11' 1" max ( 4.19m max x 3.38m max )

Two UPVC double glazed windows to front elevation, fitted wardrobes, radiator, door to:

### **En-Suite**

Double shower enclosure, wash hand basin, wc, tiled walls and flooring, radiator.

### **Bedroom 2**

13' 9" x 12' 8" ( 4.19m x 3.86m )

Two UPVC double glazed windows to front elevation, fitted wardrobes, radiator.

### **Outside**

To the front the garden has off road parking for multiple vehicles. To the rear the garden is laid to patio with a lawn section, outside tap, rear pedestrian access and enclosed to perimeters.



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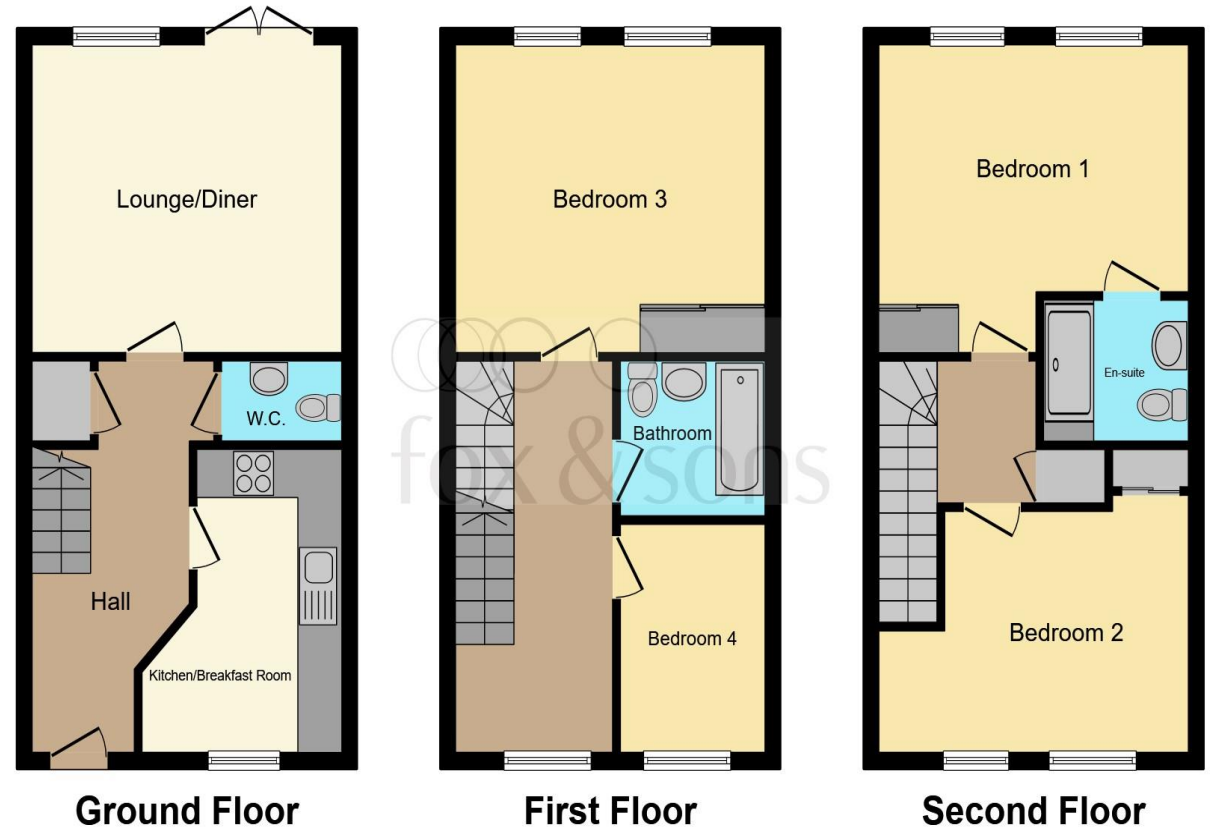
welcome to

## Solebay Way, Gosport

- Four Bedrooms
- Ensuite
- Off Road Parking
- Fitted Kitchen
- Downstairs WC

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£320,000**



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](http://www.focalagent.com)

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