



Worthing Avenue, Gosport, PO12 4DH

welcome to

Worthing Avenue, Gosport

** Great for Local Schools and Shops ** Ideal for Bus and Road Links ** Substantial Double Garage with Power and Light ** Potential for Off Road Parking ** Two Reception Rooms **

Entrance Hall

Double glazed front door, stairs to first floor, storage heater, understairs storage area.

Lounge

13' 9" max x 13' 4" max (4.19m max x 4.06m max)
Double glazed bay window to front aspect, TV point, feature electric fireplace.

Dining Room

12' 5" max x 12' 3" max (3.78m max x 3.73m max)
TV point, feature fireplace, double glazed door and window to conservatory.

Kitchen

16' 1" max x 6' 4" max (4.90m max x 1.93m max)
Wall and base level units, space for washing machine and cooker, double glazed window to rear aspect, double glazed door to conservatory, stainless steel one and a half bowl sink and drainer unit, extractor hood over cooker, space for washing machine and fridge freezer, fitted larder, tiled surrounds.

Conservatory

19' 10" max x 10' 7" max (6.05m max x 3.23m max)
(L-shaped room) two double glazed doors rear aspect, double glazed windows to rear aspect, tiled floor, polycarbonate roofing, outside sockets, door to WC.

Wc (not Functioning)

Low level WC (not functioning) window to side aspect.

On First Floor

Loft access, storage heater, storage cupboard.

Bedroom One

14' 5" max x 10' 2" max (4.39m max x 3.10m max)
Double glazed bay window to front aspect, built in triple sliding wardrobe.

Bedroom Two

12' 9" max x 12' 6" max (3.89m max x 3.81m max)
Double glazed window to rear aspect, fitted double wardrobe.

Bedroom Three

7' 8" max x 6' 5" max (2.34m max x 1.96m max)
Double glazed window to rear aspect.

Shower Room

Double glazed window to rear aspect, wash hand basin, heated towel rail, walk in shower cubicle, low level WC, tiled wall and floor.





Rear Garden

Laid to patio and lawn, enclosed by panelled fencing, outside tap, shingle area.

Front Garden

Enclosed by low wall. Ideal for off road parking subject to the necessary consents.

Garage One

19' 6" max x 9' 7" max (5.94m max x 2.92m max)
Metal roller door, power and light.

Garage Two

19' 6" max x 9' 8" max (5.94m max x 2.95m max)
Electric roller door, power and light.



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welcome to

Worthing Avenue, Gosport

- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Double Garage
- Potential for Off Road Parking

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

£270,000



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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fox & sons



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk