



**Wheatsheaf Mews, Brockhurst Road, Gosport, PO12 3AZ**

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**welcome to**

## **Wheatsheaf Mews Brockhurst Road, Gosport**

A spacious two-bedroom apartment in a sought-after location, featuring a bright lounge, modern kitchen with breakfast bar, and a separate study. Both bedrooms are generous doubles, with a stylish bathroom and shower. Two allocated parking spaces and chain free for a smooth move.

### **Entrance Hall**

Front door, stairs to first floor with cupboard under.

### **Lounge**

15' 6" x 13' 5" ( 4.72m x 4.09m )

Window to front and side aspect, radiator.

### **Kitchen/ Breakfast Bar**

11' 2" x 10' 2" ( 3.40m x 3.10m )

Window to side aspect, radiator, wall mounted boiler, matching range of eye and base level units with work surface over, tiled surrounds, oven with hob and hood, space for fridge/freezer, plumbing for washing machine, breakfast bar.

### **Landing**

Window to rear aspect, radiator, telecom entry system

### **Bedroom One**

15' 6" max x 13' 5" max ( 4.72m max x 4.09m max )

Window to front aspect, radiator.

### **Bedroom Two**

11' 7" x 10' 4" ( 3.53m x 3.15m )

Window to rear aspect, radiator.

### **Study**

8' 4" x 4' 4" ( 2.54m x 1.32m )

Window to rear aspect, radiator.

### **Bathroom/ Shower Room**

Obscure window to side aspect, shower cubicle, wc, bath, heated towel rail, tiled surrounds, extractor fan, wash hand basin with utility cupboard under.

### **Allocated Parking**

Allocated parking for two cars.





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## Wheatsheaf Mews Brockhurst Road, Gosport

- Large two bedroom apartment in a requested location
- Lounge
- Kitchen/breakfast bar
- Study
- Both big double bedrooms

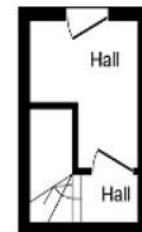
Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1693.00

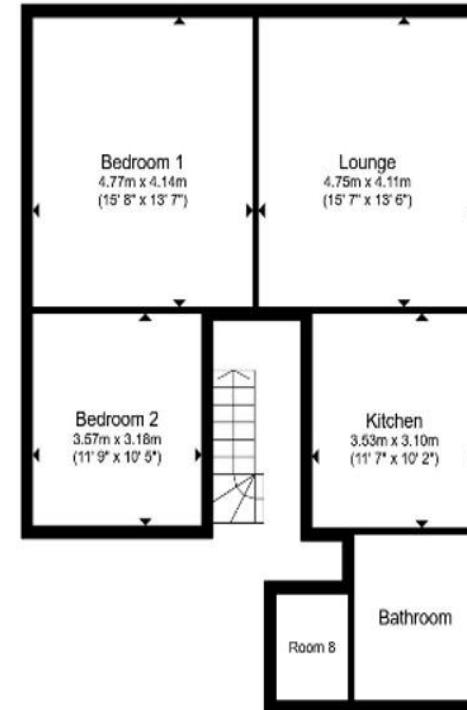
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£170,000**



**Ground  
Floor**



**First Floor**

**Total floor area 78.5 m<sup>2</sup> (845 sq.ft.) approx**

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
GOS113112 - 0002

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