



30 Palmerston Way

Alverstoke | Hampshire | PO12 2LZ

FINE & COUNTRY



# STEP INSIDE

30 Palmerston Way | £800,000 | Freehold

Palmerston Way is a prestigious cul-de-sac close to the waterfront at the historic Stokes Bay, a major D Day embarkation point and where today you will find restaurant, cafés, and sailing club, featuring the Mulberry Harbour and the Canadian D Day Memorials along the mile long beach promenade. No.30 is located in an elevated position and has advantages of far reaching views across the Bay towards the Isle of Wight between the houses opposite. The surrounding area has an extensive amount of history being close to the prestigious Crescent Road with its impressive Regency Terrace, Crescent Gardens and the Anglesey Hotel with its bar and restaurant. A short walk away is also Alverstoke village where there is a variety of small shops including the Village Home public house, a convenience store, restaurant, café, post office and hairdressers. The village is surrounded by narrow historic streets while Stanley Park Gardens and the Alverbank Hotel and Restaurant are nearby. The house was built in 1948, just after WW2. Having been extended twice in the last 20 years, it offers spacious accommodation arranged over two floors and provides 2000 sq ft of living space comprising: hallway, sitting room, snug with open fireplace, cloakroom, kitchen with breakfast area, utility room and dining room/ home office on the ground floor with four bedrooms shower room and a large family bathroom on the first floor.

Offered with gas fired central heating, double-glazing, off road parking, front and rear gardens and sitting back from the road on a plot extending approximately 0.138 of an acre, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

**ENTRANCE:** Brick retaining wall with pillared pedestrian gate leading to pathway and lawned front garden, to the right hand side of the property is a brick retaining wall with bushes and shrubs, the pathway wraps round to the front door with a lawned front garden, to the left hand side of the property is hardstanding for one car to the front of the garage. Double glazed main front door with frosted panels leading to:

**PORCH:** Red tiled flooring, double glazed windows to front and side aspects, cloaks hooks, internal glazed door with frosted panels to either side leading to:

**HALLWAY:** Staircase rising to first floor with understairs storage cupboard housing gas and electric meters, radiator, wooden flooring, infinity ceiling, picture rail, panelled doors to primary rooms.

**SITTING ROOM:** 14'7" into bay window x 13'0" Double glazed square bay window to front aspect with radiator under, stripped and varnished floorboards, infinity ceiling with rose and coving, picture rail, wall lights, brick surround fireplace with matching hearth and wooden mantle over.













**SNUG:** 13'1" x 11'0" Dual aspect double glazed windows to front and side, radiators, infinity ceiling, central chimney breast with brickette arched fireplace with open fire, red tiled hearth and matching mantle over.

**CLOAKROOM:** Low level w.c., wall mounted wash hand basin, radiator, extractor fan.

**KITCHEN:** 13'0" x 10'6" Double glazed window to side aspect, comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap, integrated dishwasher with matching door, brushed steel T bar handles, ceramic tiled surrounds, ceiling coving, wall mounted boiler (fitted approx. 3 years ago) supplying domestic hot water and central heating (not tested), space for free standing Range style cooker with gas cooker point, extractor hood, fan and light over, tiled surrounds, red tiled flooring, radiator, space for free standing fridge/freezer, square opening leading to:

**BREAKFAST ROOM:** 13'0" x 8'6" Red tiled flooring, dual aspect windows to side and rear overlooking garden, radiator, ceiling spotlights and coving, picture rail, glazed panelled door leading to outer lobby.

**OUTER LOBBY:** Twin glazed doors leading to rear garden, red tiled flooring, doors to primary rooms.

**UTILITY ROOM:** 7'0" x 5'0" Work surface with single drainer stainless steel sink unit with mixer tap, cupboards under and over, space for tall fridge/freezer, red tiled flooring, washing machine point, ceiling spotlights.

**DINING ROOM/ HOME OFFICE:** 14'1" x 10'1" Double glazed window to rear aspect overlooking garden, ceiling coving, radiator.

**FIRST FLOOR:** Mezzanine landing with stairs to both front and rear wings, balustrade, recessed book shelf with glass shelving, reading area, double glazed window to rear aspect overlooking garden, lantern light ceiling.







**BEDROOM 4:** 13'0" x 7'4" Large double doored storage cupboard with hanging rail, panelled door, double glazed window to rear aspect overlooking garden with radiator under, picture rail.

**BEDROOM 3:** 14'8" x 10'1" Double glazed window to rear aspect overlooking garden with radiator under, panelled door.

**PRIMARY LANDING:** To front aspect with access to loft space via extendable ladder, doors to primary rooms.

**BEDROOM 2:** 13'2" x 10'11" Dual aspect double glazed windows to side and rear with views between houses towards the Solent and Isle of Wight beyond, radiator, picture rail, panelled door.

**SHOWER ROOM:** Fully ceramic tiled to walls and floor, corner shower cubicle with Mira shower and curved panelled doors, wash hand basin with mixer tap with cupboards under and mirror over, close coupled w.c., chrome heated towel rail, ceiling spotlights, extractor fan.

**BEDROOM 1:** 15'5" into bay window x 13'0" Double glazed square bay window to front aspect with views between houses opposite towards the Solent and Isle of Wight beyond, double glazed window to side aspect, picture rail, panelled door, radiator.

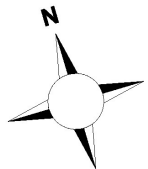
**FAMILY BATHROOM:** 13'0" x 9'3" White suite comprising: L shaped panelled bath with folding shower screen over, mixer tap and separate shower over, fully ceramic tiled surrounds, tiled flooring, close coupled w.c. with shelf over, frosted double glazed window to side aspect with blind, radiator, built-in airing cupboard housing hot water cylinder (not tested), wash hand basin with cupboards under and mirror with pelmet lighting over, picture rail.

**OUTSIDE:** To the left side of the property is an attached garage. The rear garden is enclosed by brick retaining walls with fence panelling above. Directly to the rear of the property steps lead down to a lawned garden with raised terrace and patio area, a brick built garden room/workshop equipped with lighting and power, a greenhouse and wooden garden shed. There are mature fruit trees, shrubs, a small vegetable garden and a pond. To the right hand side of the property is a gated entrance with bin storage area.

**GARAGE:** 16'2" x 10'0" Up and over door, fluorescent tube lighting, power points, to the rear of the garage are twin wooden doors leading to hardstanding area suitable for small boat/trailer storage, with cold water tap.



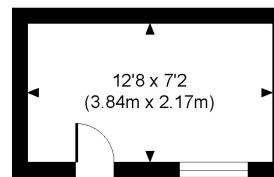




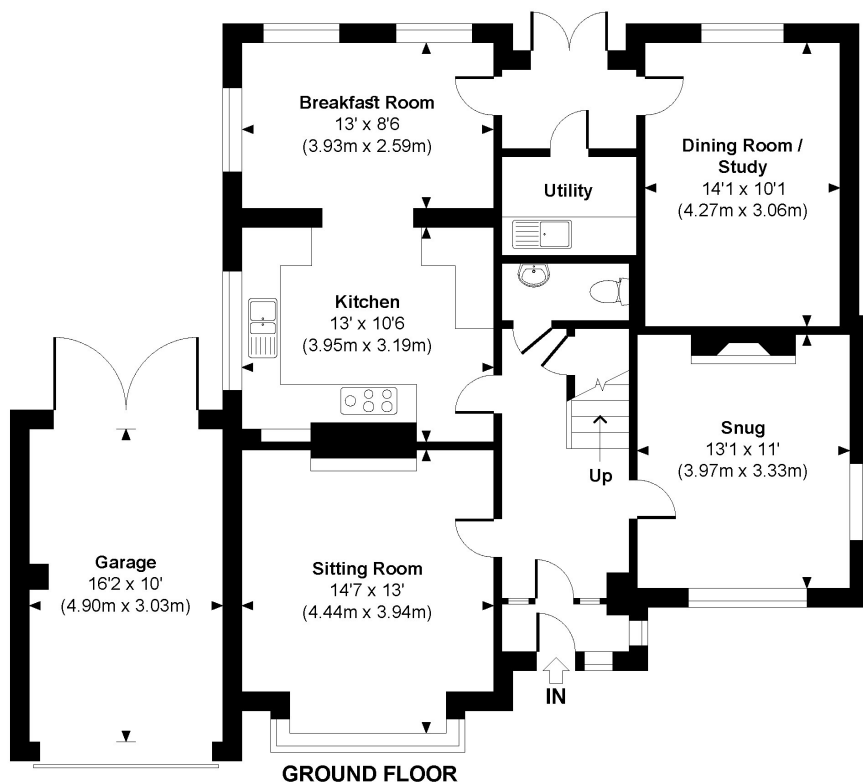
# Palmerston Way

Approximate Gross Internal Area  
**Main House = 1912 Sq Ft / 177.67 Sq M**  
**Garage = 160 Sq Ft / 14.84 Sq M**  
**Garden Room / Workshop = 90 Sq Ft / 8.33 Sq M**  
**Total = 2162 Sq Ft / 200.84 Sq M**

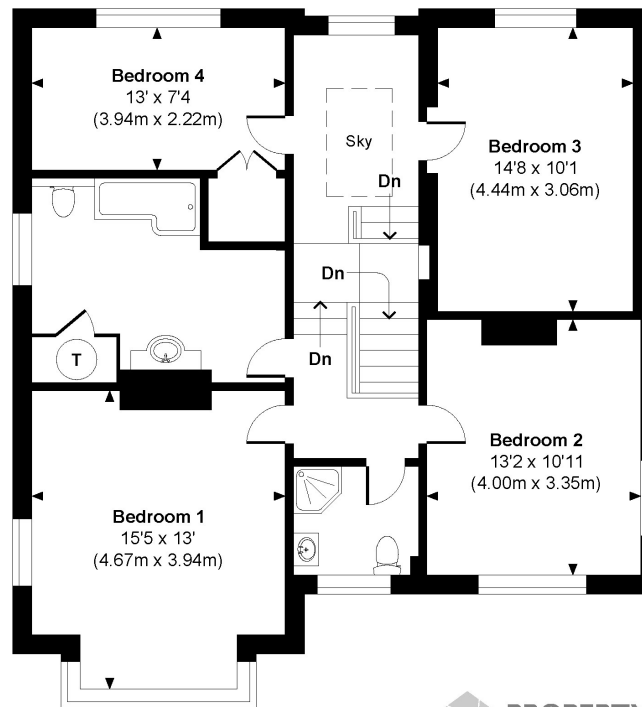
Outbuildings are not shown in correct orientation or location.  
 Includes areas with Restricted room height.



**GARDEN ROOM / WORKSHOP**



**GROUND FLOOR**



**FIRST FLOOR**



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

**TO FIND THE PROPERTY:** Travelling along the M27 in a westerly direction bear left at Junction 11 onto the A27, continue onto the Gosport Road branching left at Newgate Lane at the Peel Common roundabout, take the second exit into Broom Way then left into Cherque Way bearing left into Privett Road, then right into Browdown Road continue over the roundabout into Gomer Lane then right into Western Way, at the junction bear right into Jellicoe Avenue, taking the second road on the right hand side into Palmerston Way where No.30 can be found a short distance along on the right hand side.

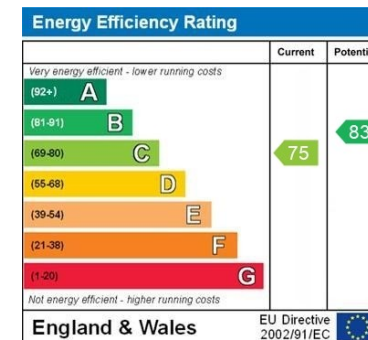
**AGENTS NOTES:** Council Tax Band F – Gosport Borough Council

Broadband – ADSL/FTTC/FTTP

[Fibre Checker \(openreach.com\)](https://www.openreach.com)

Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk)



WWW.EPC4U.COM



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