



18 Anglesey Road

Alverstoke | Hampshire | PO12 2EQ

FINE & COUNTRY

STEP INSIDE

18 Anglesey Road | £900,000 | Freehold

This impressive detached home sits back from the road behind the front garden on an imposing corner plot approximately ½ a mile from the historic Alverstoke village centre and just under a mile to Stokes Bay beyond. The extensively modernised & refurbished family home is arranged over two floors and comprises; hallway with feature vaulted ceiling, sitting room, study, family room, shower room, 17' dining room which opens to a fully fitted kitchen, interlinking to breakfast room and lean-to style store and utility room on the ground floor with five bedrooms, an en-suite feature bathroom, cloakroom and separate family bathroom on the first floor. To the side of the house is parking off Brodrick Avenue, a wedge shaped enclosed garden with covered al fresco dining area, hot tub and garage. Nearby facilities include Alverstoke Lawn Tennis & Squash Clubs, St. Marys Church, a bowling club and Stokes Bay with its far reaching views towards the Isle of Wight. Offered with no forward chain, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Access from Brodrick Avenue is a lowered kerb leading to brick hardstanding (suitable for a large vehicle) with E.V., point, high fencing with lighting and pedestrian gate leading to rear garden, to the left hand side of the property is a square opening leading to pathway, bin storage and front lawned garden with shrubs, evergreens and bushes with brick retaining wall and pillared

entrance facing onto Anglesey Road, the house has three feature bay windows to the front aspect, low level former air raid shelter. Double glazed door leading to:

PORCH: Double glazed main front door with large window to one side and glass roof, Ring doorbell, internal double glazed door with leadlight panel leading to:

HALLWAY: 13'4" x 11'4" Karndean wood effect grey flooring, feature balustrade staircase with galleried landing over and switch controlled lantern light roof with two windows, maximum ceiling height 20'5", large understairs storage cupboard housing gas and electric meters, roll top radiator, doors to primary rooms, feature ceiling coving and architrave, hidden coving LED lighting, dado rail with anaglypta wallpaper under.

SITTING ROOM: 18'2" x 13'1" Double glazed bay window to front aspect overlooking garden with plantation shutter blinds and roll top radiator under, double glazed window to side aspect with matching blinds, central chimney breast with granite surround fireplace with matching hearth, ceiling coving, picture rail, door to:

STUDY: 11'8" x 8'3" Double glazed window to rear aspect with plantation shutter blinds, recess for bookshelves, high level power points, tall contemporary style radiator (hidden plumbing for conversion to en-suite if required), hard wired internet point, ceiling spotlights and coving.







FAMILY ROOM: 13'4" x 9'2" to front of chimney breast. Double glazed bay window to front aspect with plantation shutter blinds overlooking garden with radiator under, recess to chimney breast, storage and shelving into recess, hard wired internet point, ceiling coving, picture rail.

SHOWER ROOM: Fully ceramic tiled shower cubicle with folding shower screen and recessed shelf, low level w.c., double glazed frosted window to side aspect, unique 'penny' tiled flooring, wall mounted wash hand basin with tiled splashback, illuminated mirror, roll top radiator.

DINING ROOM: 17'5" x 14'0" Opening directly into kitchen & breakfast room, arranged as three separate areas. Karndean flooring, double glazed bay window to front aspect with plantation shutter blinds overlooking garden, radiator, twin double glazed doors with leadlight stained glass panel over leading to side store room, door to hallway, ceiling coving, picture rail, square opening leading to:

KITCHEN: 15'5" x 12'0" Square opening leading to breakfast room, overall depth of adjoining rooms 41'5".

Comprehensive range of solid oak bespoke hand crafted wall and floor soft close units with quartz work surface, range of pan drawers, power points with USB, space for American style fridge/freezer with large pull-out larder cupboards to either side and storage cupboard over, matching flooring, free standing Range cooker with double ovens and grill, quartz splashback with black screen, extractor hood, fan and light over, space for dishwasher, butler sink with quartz drainer to one side, Grohe instant hot water tap, raised shelf with pelmet lighting over leading to:

BREAKFAST ROOM: 9'4" x 9'0" Double glazed windows to side aspect, solid oak corner seating area, hidden storage, bar area with quartz surface and space for fridges under, shelving and wine rack over, bi-folding doors leading to rear garden, matching flooring, chrome contemporary style radiator, recessed wine rack around the utility entrance, doorway leading to:

UTILITY ROOM: 6'9" x 5'6" Washing machine point, space for tumble dryer, quartz work surface with matching splashback, tall wall units, double glazed frosted window to side aspect, matching flooring.





STORE ROOM: 23'1" x 5'4" Twin double glazed doors leading to dining area, sloping roof with two skylight windows, 1½ width door leading to rear garden, tiled wood effect flooring, (previously used a gym).

FIRST FLOOR: Mezzanine landing with recessed book shelving, high level feature arched window to rear, staircase rising to primary landing, feature wrap around landing with balustrade and lantern light with two switch controlled opening windows, radiator, ornate ceiling coving with hidden LED lighting, dado rail, two radiators, window to side aspect, access to loft space via extendable ladder.

BEDROOM 1: 15'11" x 13'1" Double glazed window to front aspect with plantation shutter blinds and radiator under, central chimney breast with cast iron surround fireplace with tile inlay, built-in wardrobe with mirror to one side, ceiling coving, picture rail, power points with USB sockets, panelled door, door to:

EN-SUITE FEATURE BATHROOM: 11'7" x 8'0" Feature vaulted ceiling with remote controlled skylight window, arched frosted window to rear aspect, ceramic tiled flooring, tiled surrounds, high level w.c. with chrome furniture, composite stone wet room shower area with large screen, drench style hood, separate shower attachment and wall mounted controls, recessed shelf, free standing claw footed double ended bath with separate telephone style mixer tap and shower attachment, wash hand basin with cupboards under, shaver point and mirror with blue tooth automated light over, chrome heated towel rail, underfloor heating.

BEDROOM 5: 12'2" x 8'11" Double glazed window to front aspect with plantation shutter blinds, central chimney breast with cast iron surround fireplace, ceiling coving, picture rail, panelled door, radiator.

BEDROOM 2: 15'4" x 14'3" Double glazed window to front aspect with plantation shutter blinds and radiator under, power points with USB sockets, ceiling coving, picture rail.

BEDROOM 3: 12'2" x 11'1" Double glazed window to side aspect with plantation shutter blinds, radiator, power points with USB sockets, ceiling coving, picture rail.

CLOAKROOM: Low level w.c., ceramic tiled to half wall level, tiled flooring, double glazed frosted window to side aspect.

FAMILY BATHROOM: White suite comprising; panelled bath with mixer tap, separate shower over with folding screen, wash hand basin with cupboards under, mirror and lighting over, ceramic tiled surrounds, tile wood effect flooring, chrome heated towel rail.





BEDROOM 4: 9'5" x 8'6" Double glazed window to side aspect with plantation shutter blinds and radiator under, recess to one side of chimney breast with built-in double doored wardrobe, ceiling coving, picture rail, cast iron surround fireplace.

OUTSIDE: To the rear is a large wrap around Indian sandstone patio with external power points and irrigation water system, the garden is enclosed by fencing with automated lighting, side pedestrian gate to hardstanding and access into Brodrick Avenue, pergola area with automated roof closing and inbuilt lighting ideal for 'alfresco' dining with remote controlled drop side screens, central to this area is built-in hot tub with slate tiled surrounds, throughout the garden is illuminated lighting, large raised patio area stepping down to the primary lawn which is angled to one side with fence panelling, mature shrubs, evergreens and bushes leading to Brodrick Avenue, the garden is wedge shaped with garage to one end.

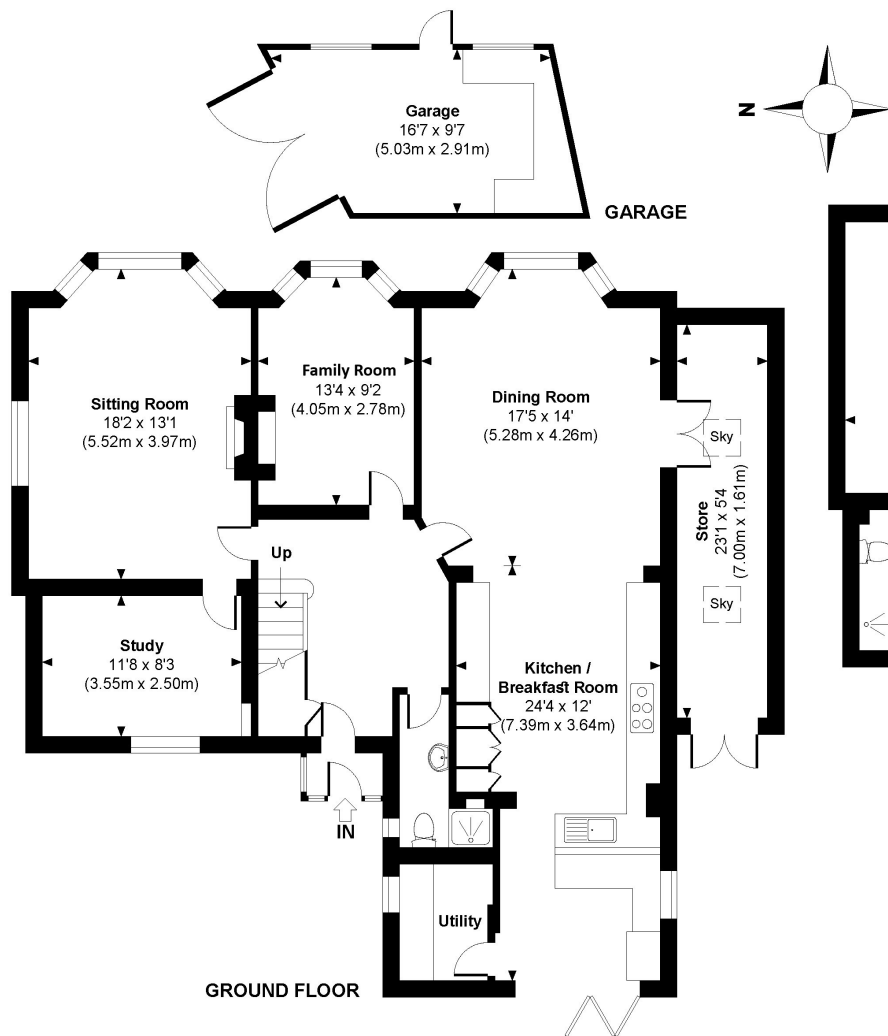
GARAGE: 16'7" maximum x 9'7" Angled wooden gates leading to Brodrick Avenue which has unrestricted on street parking facilities, range of built-in shelving/storage area, side pedestrian door to garden.

TO FIND THE PROPERTY: Travelling along the M27 in a westerly direction bear left at junction 11 onto A27 continue onto Eastern Way bearing left passing Fareham Creek on the left into Gosport Road, continue into Fareham Road, take the second exit at the roundabout into Brockhurst Road, bear right into Annes Hill Road, bear left at the lights into Bury Road continue into Foster Road then into Anglesey Road where No.18 can be found on the right hand side on the corner of Brodrick Avenue.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2025 Fine & Country Ltd.





Anglesey Road

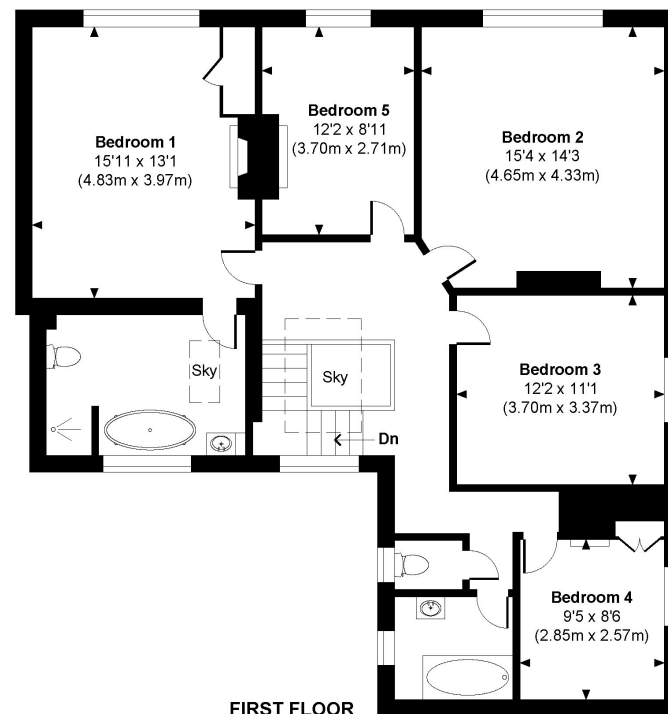
Approximate Gross Internal Area

Main House = 2482 Sq Ft / 230.54 Sq M

Garage = 143 Sq Ft / 13.28 Sq M

Total = 2625 Sq Ft / 243.82 Sq M

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

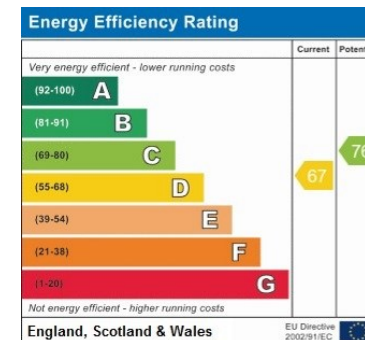


FIRST FLOOR



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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.



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Broadband – ADSL/FTTC/FTTP

[Fibre Checker \(openreach.com\)](#)

Flood Risk – Refer to -

[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](#)

