

**£250,000**

**London Road**

Horndean, PO8 0QQ



## PROPERTY SUMMARY

We are delighted to offer for sale this superb modern 2 bedroom top floor duplex over floors 3 & 4 of the original Brewery Tower with views over Horndean Square and beyond situated in the heart of Horndean village with easy access to the A3 and forming part of the historic Gales Brewery development. This fabulous duplex apartment which has been recently refurbished throughout with everything being brand new including the central heating system. The property benefits from large lounge/kitchen to the fourth floor, two good sized bedrooms on the third floor, family bathroom suite, separate W.C. and also comes with secure two allocated parking spots. Additionally there are lifts to all floors and a video entrance phone system. Restaurants, pubs, shops and amenities are right on your doorstep. Offered with no forward chain internal viewings are highly recommended. Contact us to arrange your accompanied viewing.





**HALLWAY** Radiator, two storage cupboard, secure intercom system doors to:

**BEDROOM 1** 12' 8" x 9' 11" (3.86m x 3.02m) Dual windows to front and side aspect, radiator, built in wardrobes.

**BEDROOM 2** 10' 10" x 10' 6" (3.3m x 3.2m) Window to side aspect, radiator, built in wardrobes.

**BATHROOM** Window to front aspect, heated towel rail, extractor, spot lighting, panelled bath with shower, hand wash basin & WC.

**LANDING** Access to:

**WC** Wash hand basin, radiator, W.C.

**LOUNGE/KITCHEN** 20' 9" x 19' 8" (6.32m x 5.99m) Duals aspect windows to front and side, 2 radiators, spot lighting, range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit and mixer tap over, integrated oven, hob and extractor, integrated fridge, freezer, dishwasher and washer dryer, karndean flooring throughout, under unit lighting.

**OUTSIDE** Allocated parking for 2 cars.

**LEASE DETAILS** As of May 2025 the vendor has informed us that the lease details are as follows:-

205 years approx. remaining on the lease.

Service/maintenance charge £1538 per annum.

Building insurance £881

Ground rent is zero





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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