



£220,000

The Old Brewery, London Road

Horndean, PO8 0QQ

PROPERTY SUMMARY

Offered with no forward chain! We are delighted to offer for sale this modern beautiful 2 bedroom apartment situated in the heart of Horndean village with easy access to the A3 and forming part of the historic Gales brewery development. This well presented 3rd floor apartment benefits from lounge/kitchen, two good sized bathrooms with en-suite to the master, family bathroom suite. Externally there is a secure allocated parking spot with video and phone entrance system. There are local amenities restaurants, pubs and shops right on your doorstep. Internal viewings are strongly recommended contact us as sole agents on 02392 231 100.





ENTRANCE HALL Radiator, 2x storage cupboards, intercom system.

BEDROOM 1 12' 11" x 11' 9" (3.94m x 3.58m) Window to front aspect, radiator, mirrored fitted wardrobe, door to:

ENSUITE Heated towel rail, extractor fan, walk in shower cubicle, hand wash basin with mixer taps, WC.

BEDROOM 2 10' 5" x 8' 8" (3.18m x 2.64m) Window to front aspect, radiator.

BATHROOM Heated towel rail, extractor fan, panelled bath with shower over, wash hand basin with mixer tap.

KITCHEN/LOUNGE 19' 3" x 13' 5" (5.87m x 4.09m) Window to front aspect, radiator, range of wall and base units with 1 1/2 bowl sink unit and mixer tap over, integrated oven, hob and extractor, integrated fridge, freezer, dishwasher and washer dryer.

OUTSIDE Underground secured car parking with allocated car parking space and a bike store.

LEASE DETAILS As of January 2026 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: First Port

Balance Of Lease: 114 (approx) years remaining

Service/Maintenance Charges: £1,500 (approx) per annum including building insurance of £745.00 per year

Service Charge Review Period: Annually

Ground Rent: £418.00 (approx) per annum

Ground Rent Review: Every 5 Years with this year already being paid

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.





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
East Hampshire District Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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