



## Rampart Row

Haslar Marina, Gosport, PO12 1HT

Asking Price Of

**£260,000**

Rarely available this One bedroom Upside Down House with views over Haslar Marina is one not to be missed. It offers huge potential as a main home, an investment or second home. Book your viewing today to avoid disappointment!.





# Property Features

- CLOSE TO HASLAR MARINA
- ONE BEDROOM
- COURTYARD GARDEN
- BALCONY WITH MARINA VIEWS
- OPEN PLAN LIVING AREA
- ELECTRIC HEATING
- ALLOCATED PARKING SPACE
- SHARED VISITOR SPACE
- SECOND RECEPTION ROOM
- OFFERED WITH VACANT POSSESSION

## OVERVIEW

A One Bedroom Upside Down House situated next to Haslar Marina. This delightful home has views to Portsmouth Harbour and Haslar Marina to the front aspect and Haslar Lake to the rear and is offered with no forward chain.

The house itself is situated next to Haslar Marina, which is a prime marina on Portsmouth Harbour due to its proximity to the harbour mouth and the Solent beyond. The marina has new restaurant and bar facilities which are open to non members.

High Street shops and supermarkets a short walk away via road or along the pretty harbour side/marina promenade.

This pathway also leads to the passenger ferry which crosses 4 times per hour to Portsmouth Harbour. There you can pick up national coaches, local buses or trains from the mainline station which has direct trains to London and many other destinations to include, Southampton, Brighton, Salisbury and Winchester to name a few.

Ideal as a main home, but also due to its location and views, this house has great potential as an investment (ideal for AirBnb), or as a second home for marina members, who want accommodation while they are visiting the area.

## ROOM MEASUREMENTS

SUNROOM/RECEPTION ROOM - 17' 0" x 6' 9" (5.18m x 2.06m)

HALLWAY - 6' 6" x 6' 8" (1.98m x 2.03m)

BEDROOM - 9' 10" x 11' 1" (3m x 3.38m)

BATHROOM - 9' 3" x 8' 0" (2.82m x 2.44m)

STAIRS TO FIRST FLOOR

LOUNGE/KITCHEN/DINING ROOM - 19' 5" x 11' 3" (5.92m x 3.43m)

W/C

BALCONY



## PROPERTY DESCRIPTION

We are delighted to bring to the market this rarely available spacious one bedroom upside down house with panoramic views over Haslar Marina. This spacious one bedroom home has the added advantage of a courtyard garden and a balcony for those days that you want to sit back and watch the world go by! As you enter the property via the courtyard garden you will find a spacious sun lounge/reception room leading through to a small hallway with doors leading to your bedroom and a large bathroom with a white bathroom suite with separate shower. There is a shower attachment over the bath and plenty of storage in the form of under basin cupboard and a mirror cabinet, there is also plumbing for a washing machine. As you ascend the stairs you will find the open plan Lounge/Kitchen/Dining Room. You will first be drawn to the huge picture window which fills the room with natural light and giving you uninterrupted views of the Marina. You will then find the kitchen area with space for a fridge freezer and counter tops for your meal preparation. The lounge area has a electric fire with mantle over and the current owners have installed a cloak room which can easily be taken out if not required. You will find a door out onto the balcony where you can sit and enjoy the views and relax and enjoy the sunsets.





## MATERIAL INFORMATION

- Price (£) - £260,000
- Tenure – Freehold
- Council tax band (England, Wales and Scotland) – Band B
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric
- Broadband - Fibre available
- Parking- One Allocated Parking Space, one shared visitor space. Also, can register one vehicle in Marina car park.
- Construction- Timber Framed
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)• Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility - Step to Front Door, Stair Lift Currently Fitted

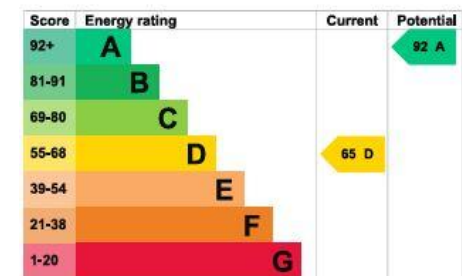
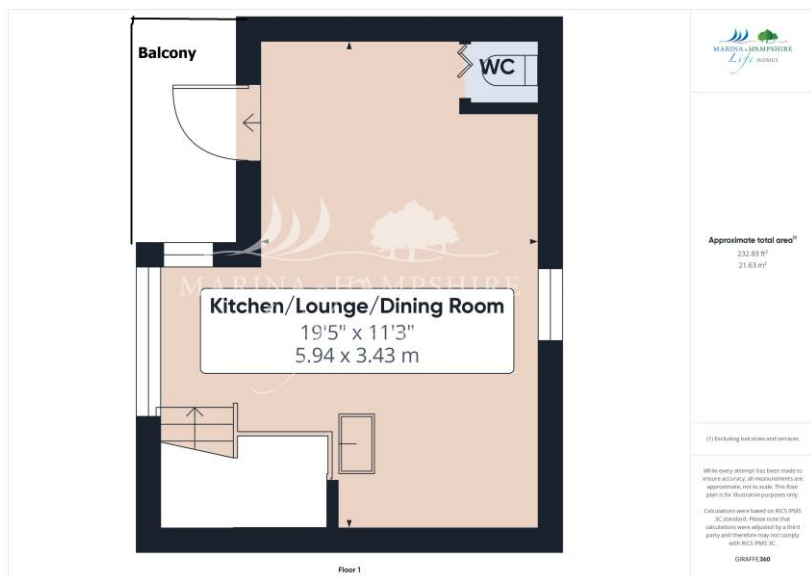
## VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE LIFE HOMES

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.









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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements