

Brodrick House, Anglesey Road,
Alverstoke, Gosport, Hampshire, PO12 2EQ

£825,000



Individual Residence

Four Reception Rooms

Two Separate Cloakrooms

Driveway To Rear Of Property

Gas Central Heating

Five Bedrooms

Shower Room & En-Suite Bathroom

Utility Room

Windows Replaced In 2021

Many Original Features

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Entrance Porch	Hardwood double doors and stained glass panel above, tiled floor, PVCu double glazed inner door to:
Entrance Hall	PVCu double glazed window, part tiled floor, herringbone timber floor, radiator, ornamental coving and picture rail, stairs to first floor with spindled balustrade, understairs cupboard.
Cloakroom	PVCu double glazed window, hand basin with cupboard under, low level W.C., radiator , tiled floor.
Study	11'3" (3.43m) x 10'1" (3.07m) PVCu double glazed window and door to garden, radiator, fitted shelving, laminate flooring, coved ceiling, ceiling rose.
Drawing Room	19'6" (5.94m) Into Bay x 14'10" (4.52m) Ornate fireplace with slate hearth and surround, wood burning stove, radiator, PVCu double glazed window, picture rail, ornamental coving and ceiling rose, parquet flooring, 4 wall lights.
Dining Room	15'4" (4.67m) x 13'11" (4.24m) Feature fireplace with tiled hearth, PVCu double glazed window, radiator, parquet flooring, picture rail, ceiling rose, coving.
Utility Room	6'10" (2.08m) x 4'11" (1.5m) PVCu double glazed window, plumbing for washing machine, space for fridge/freezer.
Breakfast Room	15'2" (4.62m) x 12'11" (3.94m) PVCu double glazed window, built in cupboards, laminate flooring, radiator, large pine dresser.
Kitchen	11'11" (3.63m) x 9'6" (2.9m) 1 1/2 bowl ceramic sink unit, wall and base units with worksurface over, recess for range style cooker, larder cupboard, plumbing for dishwasher, 2 PVCu double glazed windows and door to garden, laminate flooring, tiled splashbacks, space for fridge/freezer.
ON THE 1ST FLOOR	
Landing	2 PVCu double glazed windows, coved ceiling, access to loft space with pull down loft ladder, spindled balustrade.
Separate W.C.	With white suite of low level W.C., hand basin, radiator, PVCu double glazed window, tiled floor.
Bedroom 1	16'6" (5.03m) x 13'5" (4.09m) to cupboards, L Shaped, PVCu double glazed window, 2 built in cupboards, cast iron fireplace, tiled hearth, timber flooring, picture rail, coved ceiling, radiator.
En-Suite Bathroom	7'3" (2.21m) x 6'2" (1.88m) Max White suite of claw footed bath with antique style mixer tap and shower attachment, vanity hand basin with cupboard under, PVCu double glazed window, tiled walls, coved ceiling, chrome heated towel rail, tiled floor.
Bedroom 2	15'7" (4.75m) x 13'11" (4.24m) 2 PVCu double glazed windows, built in cupboard, timber flooring, radiator, picture rail, coved ceiling.

Bedroom 3

15'5" (4.7m) x 12'11" (3.94m) PVCu double glazed window, built in cupboard, radiator, timber flooring, picture rail.

Dressing Room /
Bedroom 5

11'9" (3.58m) x 9'5" (2.87m) 2 PVCu double glazed windows, radiator, timber flooring.

Bedroom 4

11'8" (3.56m) x 10'1" (3.07m) PVCu double glazed window, picture rail, tall standing radiator, timber flooring, picture rail.

Shower Room

Double size shower cubicle with glass screen, W.C., vanity hand basin with cupboard under, heated towel rail, tiled floor and walls, PVCu double glazed window, coved ceiling, 2 wall cupboard.

OUTSIDE

Front Garden

With gate, paved path, mature lawn and shrub borders, side gate with tiled path leading to front door. Side pedestrian access.

Rear Garden

With flower beds, artificial grass, tarmac path, flower and shrub borders, timber gates, leading to concrete hardstanding, timber shed/workshop, outside electric point.

Outside Store

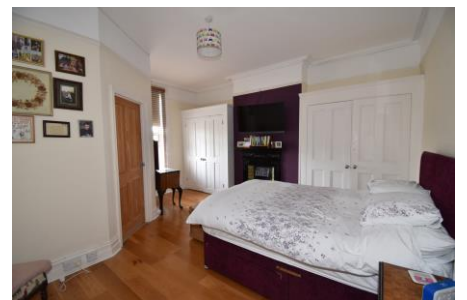
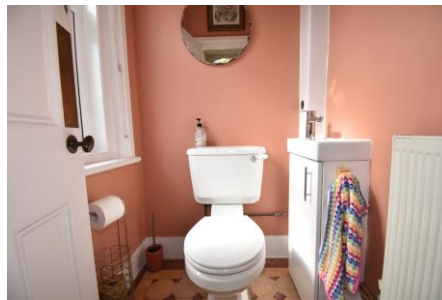
9'3" (2.82m) x 9'0" (2.74m)

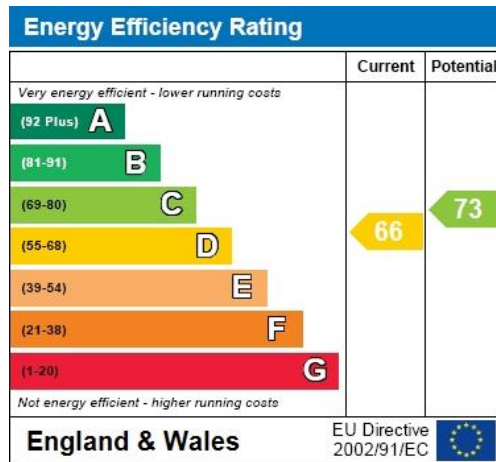
Tenure

Freehold.

Council Tax

Band G.





Full Energy Performance Certificate available upon request

Appointment

Date:

Time:

Person Meeting:

[Viewing Notes](#)

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing.

Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.