

Bramley House, Crescent Road,  
Alverstoke, Gosport, Hampshire, PO12 2DJ

£299,950



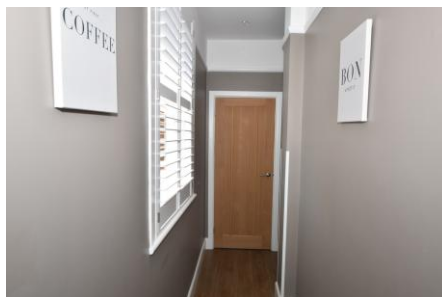
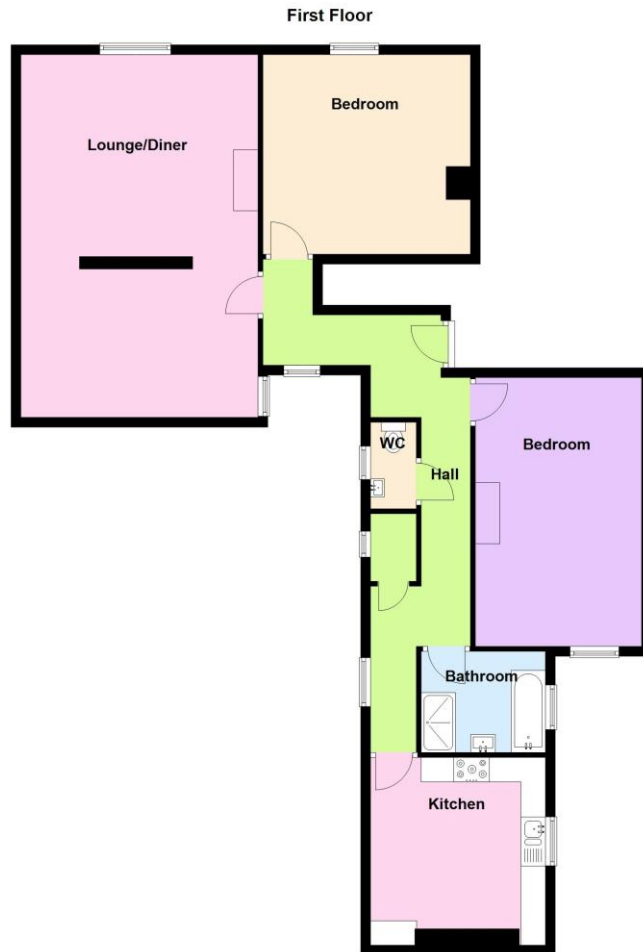
First Floor Flat In Period Property  
Spacious Lounge / Dining Room  
Two Good Size Bedrooms  
Residents Parking & Shared Communal  
Garden  
No Forward Chain

Grade II Listed & Conservation Area  
Kitchen / Breakfast Room  
Well Presented Internal Condition  
Sea Views  
Share Of Freehold With Long Lease

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Communal Entrance	With stairs leading to first floor.
Entrance Hall	2 Radiators, timber flooring, 2 windows with fitted shutters, picture rail, storage cupboard with shelving, space for dryer, door entry phone.
Lounge / Dining Room	24'4" (7.42m) x 15'10" (4.83m) With sash window with fitted shutters, double radiator, cast iron fireplace with slate hearth, picture rail, double archway to:
Dining Area	With radiator, picture rail, sash window with fitted shutters.
Bedroom 1	13'6" (4.11m) x 13'5" (4.09m) Sash window with fitted shutters, fireplace with timber surround, radiator, picture rail.
Bedroom 2	18'0" (5.49m) x 11'1" (3.38m) Tiled fireplace with timber surround, part timber and part carpeted floor, sash window with fitted shutters, radiator, picture rail.
Bathroom	8'3" (2.51m) x 6'9" (2.06m) Panelled bath with mixer tap and hand shower, separate shower cubicle with rainfall shower, pedestal hand basin, chrome heated towel rail, sash window with fitted shutters, tiled splashbacks, timber flooring, extractor fan.
Separate W.C.	With low level W.C., vanity hand basin, chrome heated towel rail, tiled walls, timber flooring.
Kitchen / Breakfast Room	11'9" (3.58m) x 11'3" (3.43m) 1 1/2 bowl ceramic sink unit, wall and base units with worksurface over, plumbing for washing machine and dishwasher, recess for range style electric cooker, space for fridge/freezer, tiled splashbacks, timber flooring, electric panel heater, picture rail, cupboard housing gas central heating boiler.
Outside	Residence parking and communal garden. In communal entrance there is a bike store.
Tenure	<p>Leasehold. Balance of a 999 year lease from 24th March 1984. No ground rent, current maintenance charge £180 per month.</p> <p>The residents of Bramley House have purchased the freehold and all own 1/11th share in the company that owns the freehold.</p> <p>These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.</p>
Services	We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

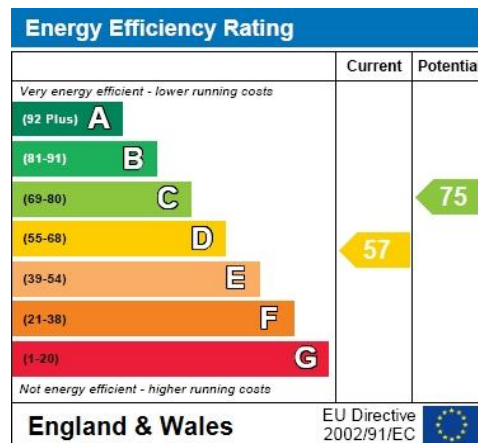
Council Tax

Property Information

Freehold.

Band D.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>



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.