

Jellicoe Avenue, Alverstoke,
Gosport, Hampshire, PO12 2PX

£825,000



Substantial Detached House With Separate
Self Contained Annex

Twin Aspect Lounge And Separate Ground
Floor Study

Main Bedroom With Dressing Room And En-
Suite

Gallery Landing With Study Area

Separate Self Contained One Bedroom Annex
With Open Plan Living Area And Wet Room

Four Bedrooms

Spacious Kitchen / Dining Room

Three Further Good Size Bedrooms

Driveway With Space For Several Cars

Conveniently Located For Alverstoke Village
And Stokes Bay

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Entrance Porch	10'2" (3.1m) x 8'11" (2.72m) PVCu double glazed windows and front door, radiator, tiled floor.
Hall	11'3" (3.43m) x 9'8" (2.95m) Radiator, understairs cupboard, stairs to first floor with spindled balustrade, coved ceiling, French doors to kitchen/family room.
Study	10'6" (3.2m) x 9'10" (3m) PVCu double glazed bow window, radiator, fitted cupboards and drawer unit, radiator, coved ceiling.
Cloakroom	Low level W.C., hand basin, PVCu double glazed window, tiled walls and coved ceiling.
Lounge	25'11" (7.9m) x 13'2" (4.01m) Twin aspect room, PVCu double glazed windows, 2 radiators, ceramic tiled floor, coved ceiling, 2 wall lights, bi-fold doors to garden.
Kitchen / Dining Room	22'1" (6.73m) x 11'8" (3.56m) Widening to 22'6" (6.86m) To Cupboards, L Shaped, With bi-fold doors to garden, coved ceiling, ceramic tiled floor.
Kitchen Area	Cream fronted wall and base units with worksurface over, double bowl sink unit with Insinkerator food waste disposal unit, granite worktops, induction hob with 5 rings with cooker hood over, 2 conventional fan ovens, 1 steam oven, 1 oven/microwave, integrated tall standing fridge and separate freezer, integrated tumble dryer and washing machine, integrated dishwasher, integrated bin, bi-fold window over looking side garden, door to garden, further PVCu double glazed window, granite upstands, breakfast bar, under floor heating.
ON THE 1ST FLOOR	
Gallery Landing	Seating or study area, PVCu double glazed window, access to loft space, coved ceiling, airing cupboard.
Master Bedroom	11'9" (3.58m) x 10'9" (3.28m) PVCu double glazed window, double radiator, coved ceiling.
Dressing Room	2 rows of fitted wardrobes and drawer units, coved ceiling.
En-Suite Shower Room	10'9" (3.28m) x 4'4" (1.32m) Shower cubicle, vanity hand basin, heated towel rail, PVCu double glazed window, tiled splashbacks.
Bedroom 2	14'11" (4.55m) x 13'2" (4.01m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	13'1" (3.99m) x 10'7" (3.23m) PVCu double glazed window, radiator, coved ceiling, built in double cupboard.
Bedroom 4	11'10" (3.61m) x 11'2" (3.4m) PVCu double glazed window, radiator, built in wardrobe, coved ceiling.

Luxury Bathroom

10'5" (3.18m) x 9'5" (2.87m) Free standing bath with hand shower and mixer tap, shower cubicle with rain shower and glass screen, low level W.C., vanity hand basin, PVCu double glazed window, tiled walls, 2 fitted cupboard, ceramic tiled floor with under floor heating.

OUTSIDE

Front Garden

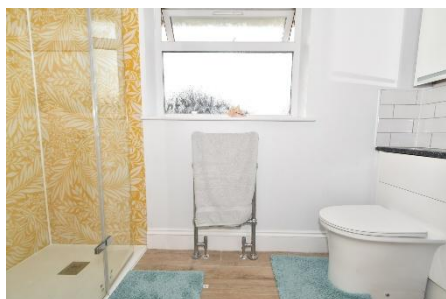
Brick front wall and hedge, timber gate, lawn, flower borders with rose bushes.

Side Garden

Brick wall, large lawn area, raised flower beds.

Rear Garden

Attractive paving, block paving, gate to paved driveway with space for several cars.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	85	90
(69-80) C		
(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	

Full Energy Performance Certificate
available upon request

ANNEX

Open Plan Living Area

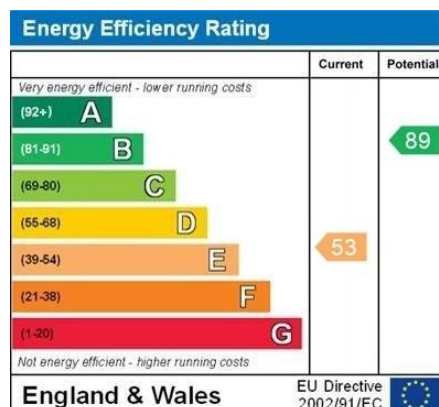
23'1" (7.04m) Max x 15'9" (4.8m) 2 PVCu double glazed windows, skylight window, fitted wall and base units with stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge, built in oven and 4 ring electric hob with cooker extractor canopy over, tiled splashbacks, coved ceiling, 2 electric panel heaters.

Wet Room

7'7" (2.31m) x 5'7" (1.7m) Shower, low level W.C., hand basin, tiled walls, PVCu double glazed window, electric towel rail, extractor fan, wall mounted fan heater.

Bedroom

15'8" (4.78m) x 13'10" (4.22m) narrowing to 11'2" (3.4m), PVCu double glazed window and French doors to garden, electric panel heater, access to loft space, coved ceiling, timber flooring.



Tenure

Freehold.

Council Tax

Band F.

Agents Note

The main house has solar panels which are owned outright.

Servies

We understand that the main house is connected to mains gas, electric, water and sewage.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>

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.