

A superb and rare opportunity to acquire this three bedroom town house enjoying a fabulous position overlooking the waterfront and benefiting from a large garage/workshop. The property is offered for sale with no forward chain.

The Accommodation Comprises:-

Double glazed door into;

Entrance Hall:-

Cupboard with wall mounted boiler, alarm control, radiator, stairs to first floor.

W.C.:- 7' 5" x 2' 9" (2.26m x 0.84m) maximum measurements

Double glazed window to front elevation, close coupled WC, wash hand basin, radiator, extractor fan.

Utility:- 4' 8" x 6' 9" (1.42m x 2.06m) maximum measurements

Fitted cupboard, recess and plumbing for washing machine, extractor fan.

Kitchen/Dining Room:- 16' 6" x 10' 0" (5.03m x 3.05m) maximum measurements

Fitted with a range of base cupboards and matching eye-level units, work tops, tiled surrounds, sink and drainer with mixer tap, dishwasher, space for fridge/freezer, gas hob, electric oven and cooker hood over, radiator, built in under stairs cupboard, double glazed window and sliding door to garden enjoying lovely views of the waterfront.

First Floor Landing:-

Door into;

Lounge:- 13' 7" x 10' 0" (4.14m x 3.05m) maximum measurements

Double glazed window and sliding door to balcony enjoying superb views over Portsmouth Harbour, radiator.

Bedroom Two:- 11' 0" x 10' 3" (3.35m x 3.12m) maximum measurements

Doubled glazed window to front elevation, radiator.

Second Floor Landing:-

Radiator, loft access.

Bedroom One:- 11' 5" x 10' 2" (3.48m x 3.10m) plus door recess

Double glazed window to rear elevation enjoying views of Portsmouth Harbour, radiator.

En-Suite:- 2' 6" x 6' 5" (0.76m x 1.95m) maximum measurements

Shower cubicle, wash hand basin, close coupled WC, tiled walls, extractor fan.

Bedroom Three:- 11' 0" x 6' 3" (3.35m x 1.90m) maximum measurements

Double glazed window to front elevation, radiator.

Bathroom:- 7' 9" x 3' 7" (2.36m x 1.09m) maximum measurements

Close coupled WC, wash hand basin, tiling to walls.

Garden:-

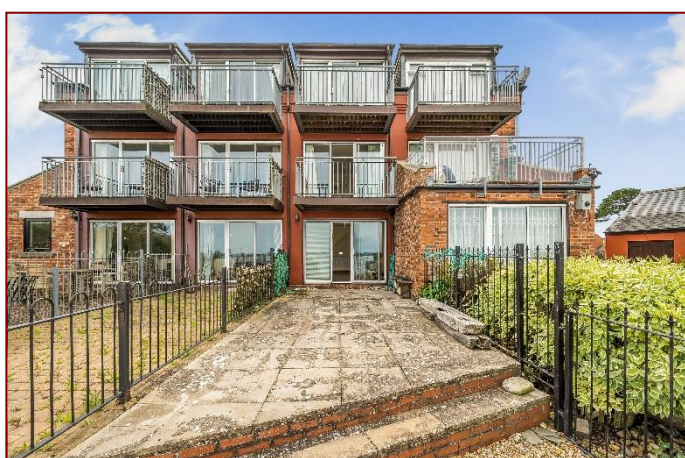
Directly onto the foreshore the garden is low maintenance and laid out paving and shingle for ease of maintenance.

Garage/Workshop:- 14' 1" x 15' 1" (4.29m x 4.59m)

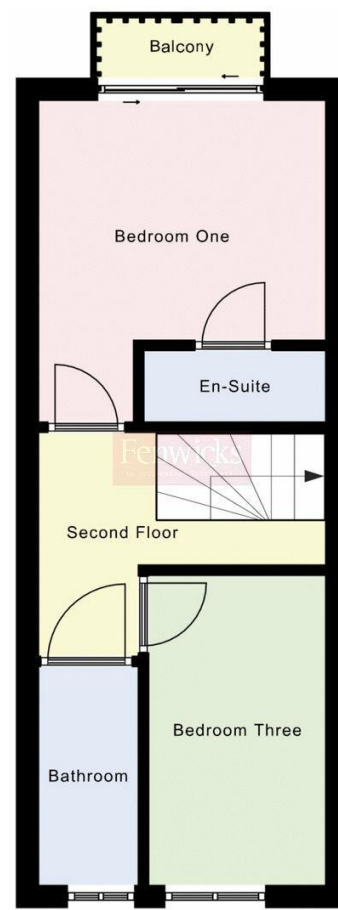
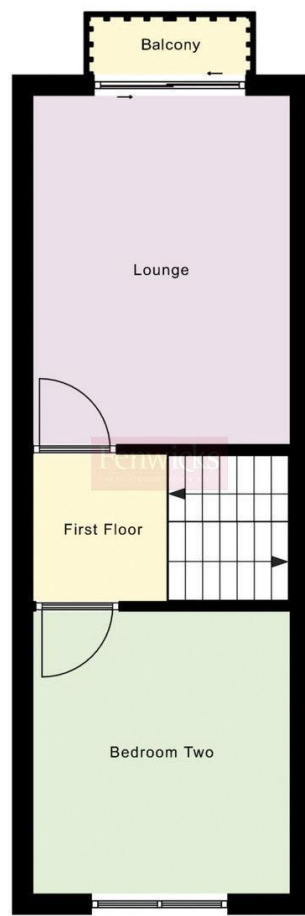
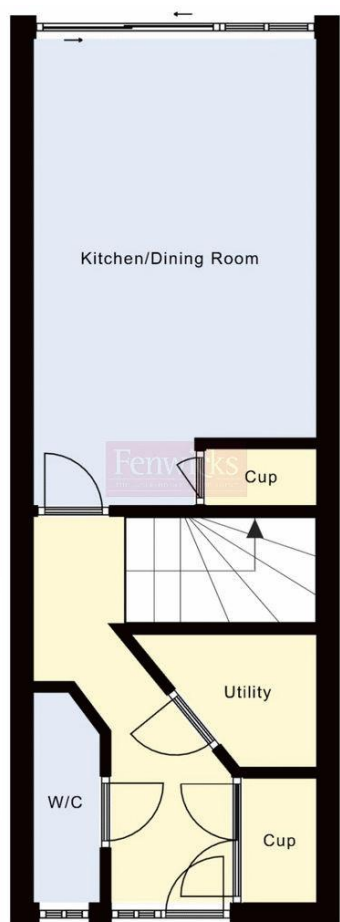
High vaulted ceiling, power and lighting, double doors, shingled hardstand.

Mooring:-

Private 10m tidal mooring (further details on request)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: E

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£429,000

Heritage Way, Priddy's Hard, Gosport, PO12 4FL

DRAFT DETAILS

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

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