

Situated close to the town centre and offering excellent transport links is this four bedroom modern townhouse benefitting from views over Gosport Marina and Portsmouth Harbour, recently refitted kitchen and new combination boiler. An internal viewing is recommended to appreciate the accommodation offered for sale.

The Accommodation Comprises:

Front door to:

Entrance Hall:

UPVC double glazed window to side elevation, stairs to first floor, radiator, door to:

Bedroom Four/Second Reception Room: 12' 0" x 9' 1" (3.65m x 2.77m) max

Currently set up as a second lounge, UPVC double glazed window to front elevation, radiator.

Cloakroom: 5' 11" x 3' 3" (1.80m x 0.99m)

Low level close coupled WC, pedestal wash hand basin.

Kitchen: 13' 2" x 12' 3" (4.01m x 3.73m)

UPVC double glazed patio doors and window to rear garden, recently refitted with a range of base cupboards and matching eye level units, work surface over, one and half bowl stainless steel sink unit with mixer tap, integrated electric oven and gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for American-style fridge/freezer, wall mounted combination boiler (fitted in 2024), extractor fan, space for table and chairs, under stairs storage cupboard.

First Floor Landing:

Stairs to second floor, door to:

Lounge: 16' 4" x 12' 1" (4.97m x 3.68m) max

UPVC double glazed doors to Juliet balcony, UPVC double glazed window to front and side elevations, all overlooking Gosport Marina and Portsmouth Harbour, radiator.

Bedroom One: 12' 3" x 8' 2" (3.73m x 2.49m)

Two UPVC double glazed windows to rear elevation, storage cupboard, radiator, door to:

En Suite: 6' 3" x 3' 3" (1.90m x 0.99m)

Low level close coupled WC, wall hung wash hand basin, corner shower cubicle with electric shower, radiator, extractor fan.

Second Floor Landing:

Door to:

Bedroom Two: 15' 5" x 12' 3" (4.70m x 3.73m) max

Velux window, two UPVC double glazed windows to front elevation overlooking Gosport Marina and Portsmouth Harbour, storage cupboard, radiator, access to loft space.

Bedroom Three: 10' 4" x 10' 3" (3.15m x 3.12m)

Two UPVC double glazed windows to rear elevation, built-in wardrobe, radiator.

Family Bathroom: 10' 0" x 4' 1" (3.05m x 1.24m)

Low level close coupled WC, pedestal wash hand basin, corner bath unit with mixer tap and shower connection off.

Outside:

The front of the property is enclosed by metal fencing, mainly laid to patio with pathway to front door. The rear garden is a delightful feature of the home, mainly laid to patio for ease of maintenance, with power and outside tap, gate leading to enclosed area ideal for bin, further gate to rear. Garage with electric up and over door, power and light connected, UPVC double glazed window and courtesy door to rear garden. There is a layby to the front of the property offering parking on a first come first served basis.

General Information:

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains supply

Sewerage: Mains sewerage

For Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

For Flood risk: www.gov.uk/check-long-term-flood-risk





Tenure: Freehold
Council Tax Band: C

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DRAFT DETAILS

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