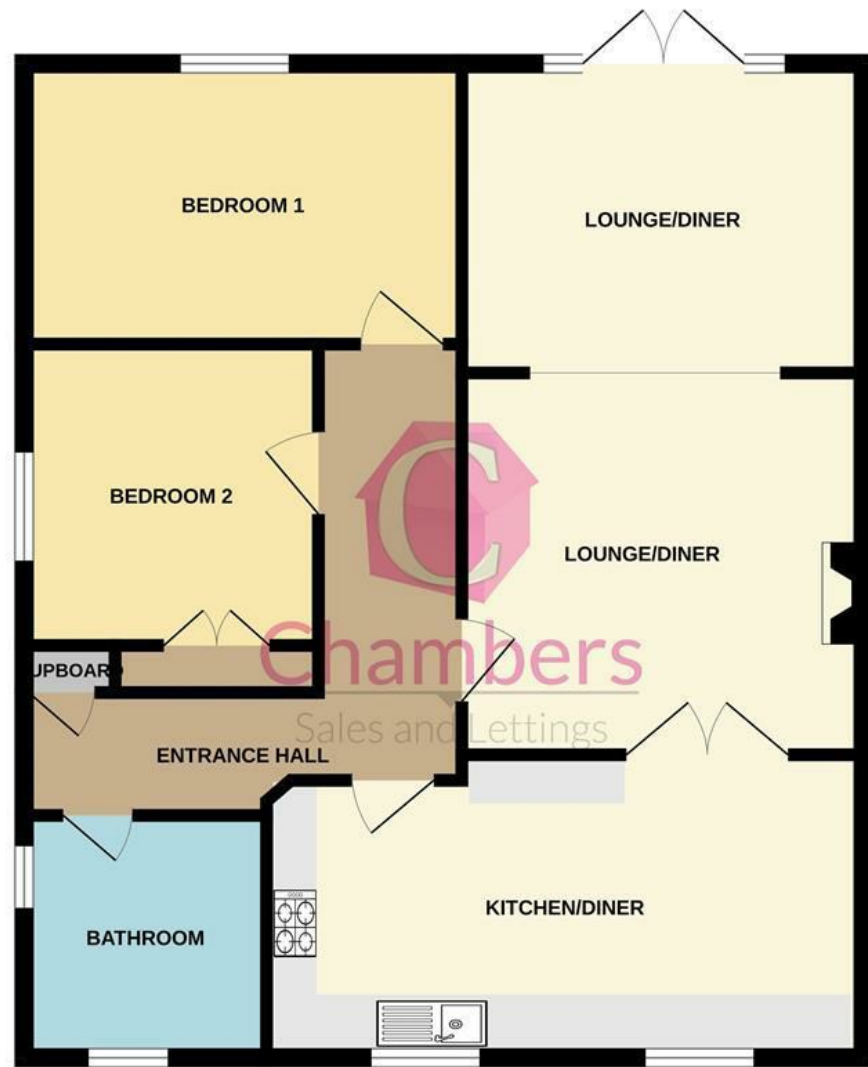


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Directions

**Contact**  
25 Stubbington Green  
Fareham  
Hampshire  
PO14 2JY

E: [hello@chambersagency.co.uk](mailto:hello@chambersagency.co.uk)

T: 01329665700

<https://www.chambersstateagency.com/>



**2 Bed  
Bungalow  
located in Peel Common**



**8 Hurst Green  
Peel Common  
Gosport  
PO13 0PY**

Offers In Excess Of £330,000  
Leasehold



Standard construction, heating source - Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : D  
Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/>  
The vendor has experienced no flooding in the past 5 years  
The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.aspx>

We are delighted to be selling this extended two bedroom bungalow situated in an enviable private position within Peel Common. The current owners have fully refurbished this property including a refitted kitchen, refitted bathroom, rewired throughout, replastered throughout and replaced the boiler in 2016. Offering entrance hallway, lounge/diner, kitchen/diner, two bedrooms and a refitted family bathroom makes this an ideal purchase for someone who is looking to move in with almost no work required. Outside the rear garden is on a level plot which leads to the garage and driveway at the rear. This high specification property has to be viewed internally to be fully appreciated. Please call Chambers on 01329 665700 to avoid missing out.

**Entrance Hallway**

Accessed via UPVC glazed door, solid wood flooring, two radiators, access to cloaks cupboard housing combi boiler replaced in 2016, access to partly boarded loft via void with fitted light, smooth skimmed ceilings with inset spotlights, doors to all rooms.

**Refitted Kitchen/Diner**

**18'3" x 9'0"**

Refitted in 2019 with a comprehensive range of grey gloss wall and base cupboard/drawer units with work surfaces over, inset one and half bowl sink unit with mixer tap, integrated appliances including an eye level oven, ceramic four ring hob with extractor hood over, integrated fridge/freezer and dishwasher, smooth skimmed ceiling with inset spotlights, space for tumble dryer and washing machine, wood flooring, space for table and chairs, glazed double doors to lounge, two UPVC double glazed window to front elevation, radiator.

**Lounge/Diner**

**21'2" x 12'3"**

An extended room with feature brick fireplace and oak mantle with recess for fire, French double glazed doors and side panels overlooking rear garden, wood flooring, smooth skimmed ceiling with inset spotlights, door to hallway, two radiators.

**Refitted Bathroom**

Two double glazed windows to front and side elevations, refitted with a white suite comprising of panel bath with glazed shower screen and shower over, low level WC, pedestal wash hand basin, smooth skimmed ceilings with inset spotlights, extractor fan, chrome heated towel rail,

**Bedroom one**

**11'10" x 10'11"**

UPVC Double glazed window to rear elevation, feature panel wall, radiator.

**Bedroom Two**

**8'11" x 8'5"**

UPVC double glazed window to side elevation, built in double wardrobe, smooth skimmed ceiling with inset spotlights, radiator.

**Rear Garden**

Area immediatley behind lounge laid to patio, main area laid to lawn, fully fence enclosed with pedestrian access gates to front and to rear,

**Leasehold Information**

The owners pay a management charge of £607 per annum for the up keep of the communal grounds which is maintained regularly (This can be paid monthly)

Ground Rent is £5 per annum.

999 years began 01 May 1963

There is an option to buy the Freehold which the sellers advised will cost £1500.00 plus Solicitors.

**Garage and Parking**

Situated at the rear of the garden with up and over door, New roof added in 2024 with 20 year gaurentee, driveway for parking one vehicle.

**Hurst Close**



**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Map data ©2024 Google

