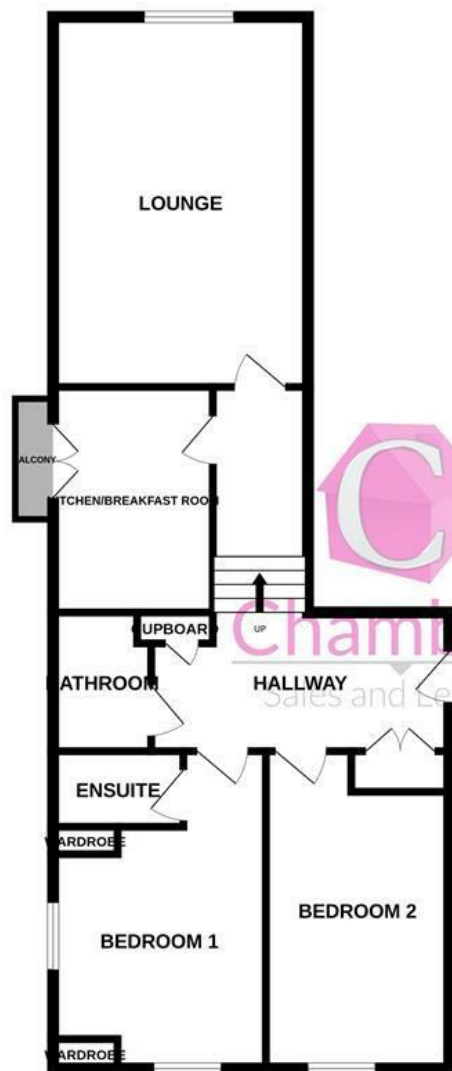


GROUND FLOOR



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.
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Hampshire
PO12 1GF







01329665700

Stubbington

6 The Chandlers Salt Meat Lane Gosport PO12 1GF

£299,950
Leasehold

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We are delighted to be selling the stunning two bedroom split level waterfront second floor apartment with views over the Portsmouth Harbour. Built in 2011 the accommodation offers a spacious entrance hallway, lounge, kitchen/breakfast with balcony, master bedroom with ensuite and 'His and Hers' wardrobes, bedroom two and family bathroom. The general specification throughout is of a very high standard, other benefits include underfloor heating, sash windows, high ceilings, lift to all floors and the stunning views. The property is offered with no chain ahead and has two permit parking spaces. The location is truly the best asset of this apartment with restaurants, bars and shopping facilities within walking distance. Please call Chambers on 01329 665700 to avoid missing out!

Entrance Hallway

A split level I-shaped hallway with access to all rooms, intercom security, inset spotlights to ceiling, wood flooring, access to double door storage cupboard housing hot water tank and plumbing for washing machine, futher storage cupboard.

Lounge

17'11" x 14'11"
Feature high ceilings, UPVC double glazed Sash window over looking the harbour, wood flooring.

Kitchen/Breakfast Room

10'5" x 10'0"
French double doors opening on to balcony, fitted with a range of wall and base cupboard/drawer units, inset sink unit, under unit lighting, integrated appliances include electric oven and hob with extractor hood over, integrated fridge/freezer and dishwasher, eye level microwave, space for table and chairs, wood flooring.

Master Bedroom

16'0" max x 12'2"
A duel aspect room with double glazed Sash windows to side and rear aspect, fitted His and Hers glazed double wardrobes, inset spotlights to ceilings, door to:

Ensuite

Fitted with a white 'Twyford' suite consisting of a double walk in shower cubicle with Hansgrohe shower, wall hang wash hand basin, wall hung WC, chrome heated towel rail, ceramic tiled floor, shaver point, double mirrored bathroom cabinet, inset spotlights to ceiling.

Bedroom Two

16'0" x 9'6"
Double glazed Sash window to rear aspect,

Bathroom

Fitted with a panel bath with mixer tap over, wall hung vanity wash hand basin, wall hung WC, recessed illuminated glass display shelves, chrome heated towel rail, ceramic tiled floor, shaver point.

Parking

Two spaces allocated to the apartment for permit parking.

Leasehold Information

Grout Rent £250 Per annum
Service Charge for Jan 24 -Dec 24 £2833.89
999 Years began in 2002

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

The Chandlers

Standard construction, heating source - electric under flooring heating . Sewerage - Mains, water supplier - 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.asp>

