



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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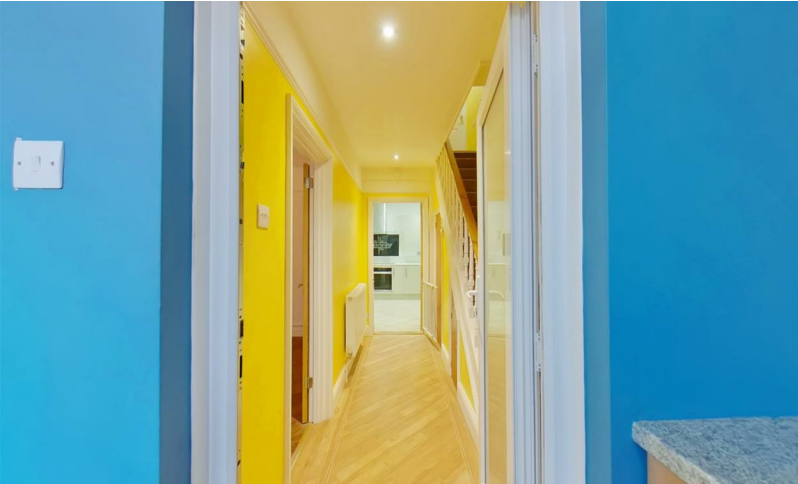


01329665700

Stubbington

21 Carnarvon Road
Leesland
Gosport
PO12 3QP

£1,575 PCM



This immaculate, extended three-bedroom semi-detached property, located close to local shops, schools, and excellent bus and road links, is available to rent from the start of December.

The ground floor features a porch, entrance hall, front lounge, spacious 17ft kitchen with integrated fridge freezer, family room, and a shower room/utility. Upstairs offers three well-proportioned bedrooms, with built-in wardrobes to bedrooms one and two, and a modern bathroom, plus loft space with Velux window.

The property benefits from lots of storage throughout, and several rooms have been recently redecorated.

Outside, there is a private south-facing garden leading to a gym/storage area. The tenant will also have access to one side of the garage, large enough to park a car.

Brief Agency Fees
Rent £1,575.00
Deposit £1,817.30
Holding Deposit £363.46

A holding deposit equal to one weeks rent will be required to commence a tenancy application along with submitting our completed Pre-Tenancy Form. Under normal circumstances this holding deposit is fully refundable should the landlord or agent choose not to proceed with the tenancy. However if you decide not to proceed, withhold or supply us with false information we reserve the right to retain these monies. This includes but is not limited to withholding information relating to a previous landlords reference, adverse credit or declaring a false or misleading level of salary or income.

Please discuss with our property managers what income levels you will need to have prior to paying your holding deposit or should you require any further clarification.

Fees which may apply during your tenancy:

- * Lost/stolen/replacement keys - £60
- * Any amendments or variations to the tenancy agreement - £50
- * Late payment of rent after the prescribed legally recognised period 3% above the bank of England Base rate.

For a full list of fees please contact our office.
All tenancies are granted subject to status!

To find out more information about the mobile services and broadband, please visit the OFCOM website.

Porch
Constructed of UPVC double glazed elevations, storage cupboard, Karndeian flooring, door into

Entrance Hallway
Staircase to first floor landing, Karndeian flooring, radiator, cupboard housing combi boiler (approximately 3 years old), doors to kitchen/diner and to:

Lounge
13'10" x 11'3" (4.24 x 3.43)
Double glazed bay window to front elevation, Karndeian flooring, picture rail, radiator.

Kitchen/Diner
17'6" x 10'11" (5.34 x 3.33)
Two double glazed windows to side elevation, fitted with a comprehensive range of wall and base cupboard/drawer units with Quartz work surfaces over, integrated appliances including a five ring induction hob, with chimney hood above and electric oven under, integrated larder fridge and fridge/freezer, inset one and half bowl porcelain sink unit with mixer tap, plumbing for dishwasher, space for dining table and chairs, Karndeian flooring, inset spotlights to ceiling, sliding patio doors to:

Family Room
9'7" x 9'4" (2.94 x 2.86)
Two Velux windows, UPVC French doors and window overlooking the rear garden, ceramic tiled floor, radiator, inset spotlights to ceiling, door to:

Shower Room
Double glazed window to rear elevation, shower cubicle with fitted electric shower, inset vanity sink unit surrounded by storage units, illuminated mirror, WC, double doors to utility cupboard housing washing machine and tumble dryer, Velux window, two radiators

First Floor Landing
Doors to all rooms access to occasional loft room.

Master Bedroom
11'2"x 9'2" plus wardrobes (3.41x 2.81 plus wardrobes)
Double glazed window to front elevation, built in high gloss wardrobes offering hanging and shelf space, vertical radiator, picture rail.

Bedroom Two
11'2" x 9'9" (3.41 x 2.98)
Double glazed window to rear elevation, built in triple mirrored door wardrobe plus bookcase, radiator.

Bedroom Three
8'2" x 7'5" (2.51 x 2.28)
Double glazed window to rear elevation, radiator.

Family Bathroom
Fitted with a white suite comprising of panel bath with separate shower over, low level WC, wall hung vanity wash hand basin, extractor fan, shaver point, inset spotlights to ceiling, Karndeian flooring radiator.

Loft Space
Accessed via a fitted ladder and light, Velux window and side elevation window, wood flooring, Built in storage cupboards.

Rear Garden
Area immediately behind house laid to patio, feature pergola, main area laid to artificial lawn bordered by sleeper shrub beds, fully fence enclosed with side pedestrian access gate, outside power points and outside tap. Access door to Gym/garage/storage. This garden has a south facing aspect and offers a good degree of privacy and seclusion.

Storage
9'7" x 8'11" (2.94 x 2.72)
Door to:

Gym
8'3" min x 7'3" (2.52 min x 2.23)
Power and light, laminate flooring, storage cupboards. Door to:

Garage 1
17'10" x 10'11" (5.45 x 3.33)
Fitted with remote controlled electric door,power and light, internal door into:

Property Information
Council Tax: B

Utilities:
Electric: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Mains

To find out information about the mobile services and broadband, please visit the OFCOM website.

Parking: The tenant will have access to one side of the garage, large enough to park a car.

Flood risk: Very Low

