



NEXA
PROPERTIES

3 Lind Road Anglesey Gosport PO12 2UL



AT A GLANCE



Modern detached home in sought-after Anglesey

Originally a four-bedroom property, now offering three bedrooms and two bathrooms

Open-plan kitchen/dining room with direct access to the garden

Second first-floor bathroom created for convenience
Generous off-road parking to the front

Side space ideal for sailing dinghies and outdoor equipment

Beautiful two-part rear garden with excellent privacy

Paved entertaining terrace with space for a hot tub

Superb converted garage/outbuilding – ideal office, games room or sailing store

450m to Stokes Bay beach, 200m to golf club and approximately 2km to Gosport Marina & amenities



ABOUT THE PROPERTY

A beautifully presented and versatile modern detached home, ideally positioned in the highly sought-after Anglesey area of Gosport and just moments from the coast.

Originally designed as a four-bedroom property, the current owners have thoughtfully adapted the accommodation, converting one of the smaller bedrooms into a second first-floor bathroom, providing an additional level of convenience and flexibility for modern family living.

At the heart of the home is an impressive open-plan kitchen and dining room, creating a sociable space that opens directly onto the rear garden and is perfectly suited to both everyday family life and entertaining.

The accommodation offers a wealth of flexibility, while the property's proximity to the coast makes it particularly appealing to those who enjoy an active outdoor lifestyle.





ABOUT THE PROPERTY



To the front, there is generous off-road parking, together with useful side access and space for sailing dinghies and other outdoor equipment.

The rear garden is a particular highlight and has been cleverly arranged into two distinct areas.

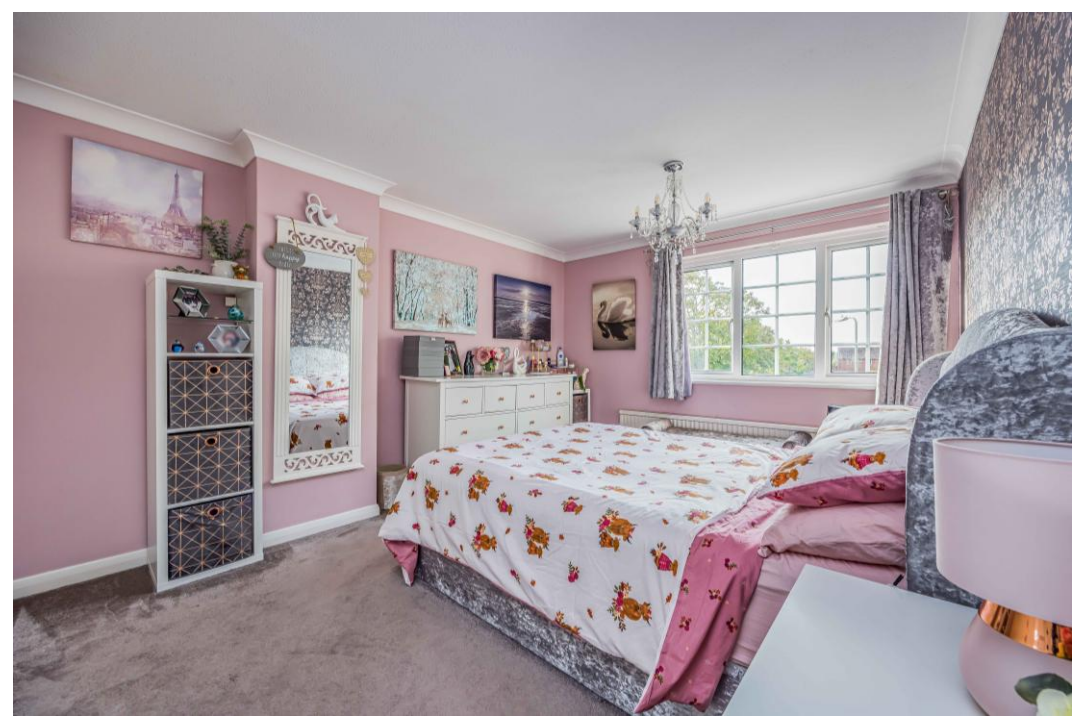
The first provides a wonderful space for relaxation, with a paved terrace and space for a hot tub, creating an ideal setting for entertaining or unwinding.

Beyond the garage is a second, surprisingly private section of garden, offering ample room for children to play together with further seating – a lovely space that feels secluded from the rest of the property.

The former garage has been transformed into a superb detached outbuilding, providing an exceptionally versatile additional space. Equally suited to storing sailing equipment, creating a home office, games room, hobby space or even a combination of uses, the possibilities are extensive.

Combining modern detached accommodation, adaptable living space, exceptional outdoor areas and a superb coastal location, 3 Lind Road offers a rare opportunity to enjoy a relaxed seaside lifestyle while remaining within easy reach of local amenities and Portsmouth.









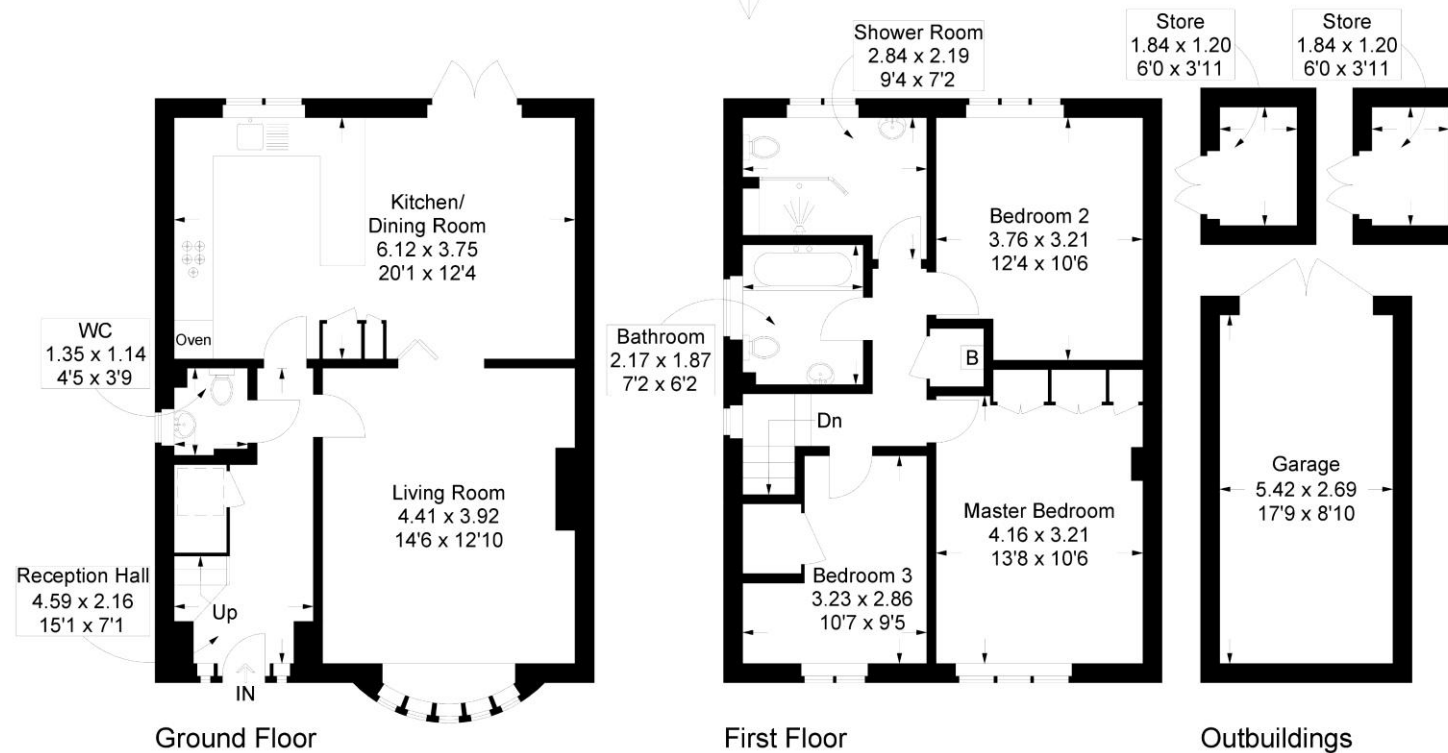


Lind Road, Alverstoke

Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft

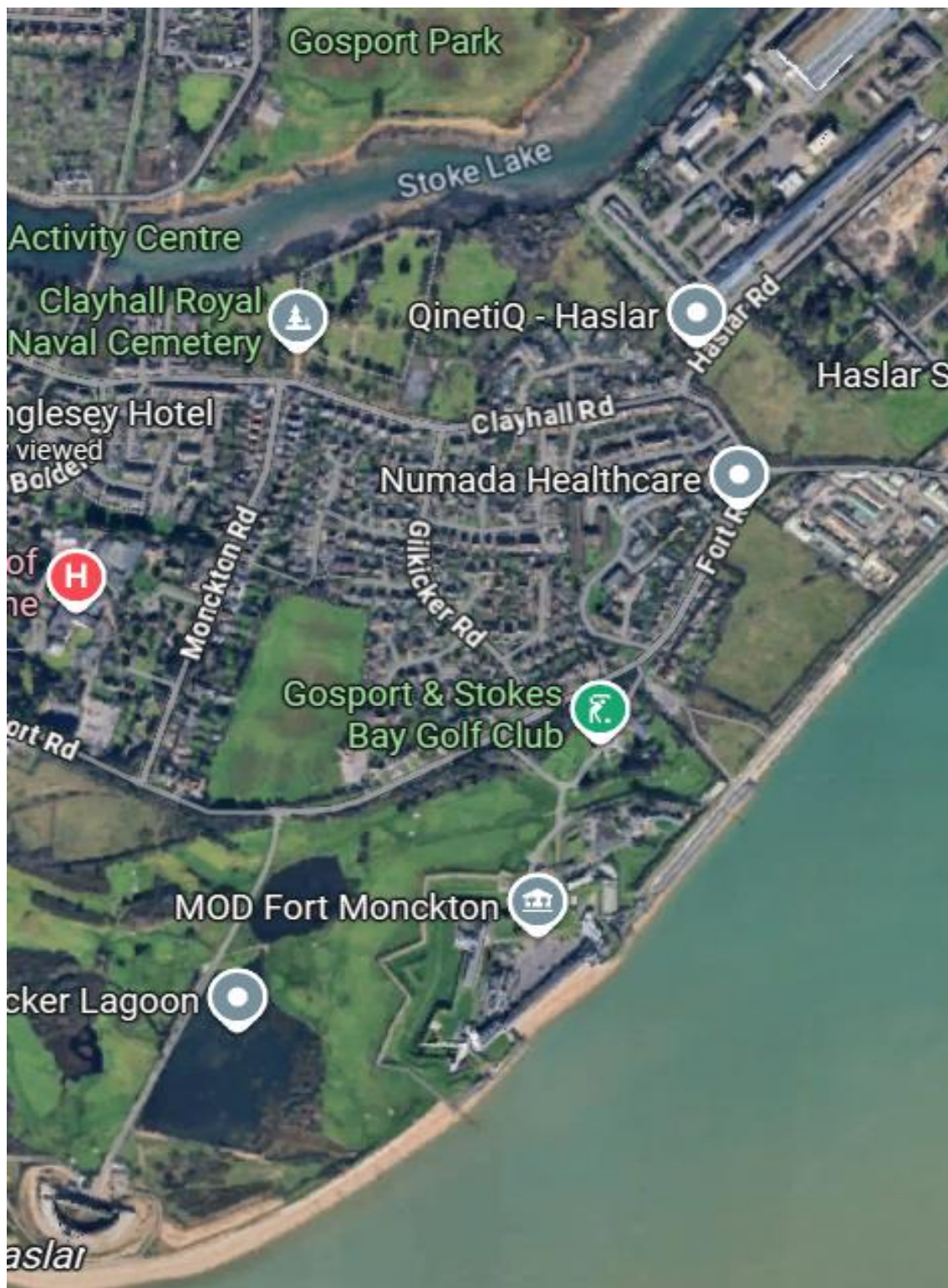
Outbuildings = 19.8 sq m / 213 sq ft

Total = 127 sq m / 1367 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



LOCATION



Lind Road is situated within the popular Anglesey area of Gosport, offering a peaceful residential setting while remaining conveniently placed for the town's many amenities and the beautiful south coast.

The area provides excellent opportunities for outdoor recreation, with Stokes Bay, the Alver Valley Country Park and the surrounding coastline all within easy reach, offering beaches, open countryside, woodland walks and scenic waterfront routes.

Everyday amenities are readily accessible, with Gosport town centre providing a wide range of shops, cafés, restaurants and services, while the Gosport Ferry offers a particularly useful connection across Portsmouth Harbour to Portsmouth Harbour railway station and the wider rail network.

For families, there is a good choice of schools and recreational facilities locally, while the combination of generous open spaces, coastal walks and nearby amenities makes this an appealing location for those seeking a well-connected home with a relaxed coastal lifestyle.



THE AGENT

Christopher is a senior director of estate agency and brings over 25 years of experience to the NEXA team. He has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

Christopher Smeed

Client Director - Sales & Lettings



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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.



NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



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