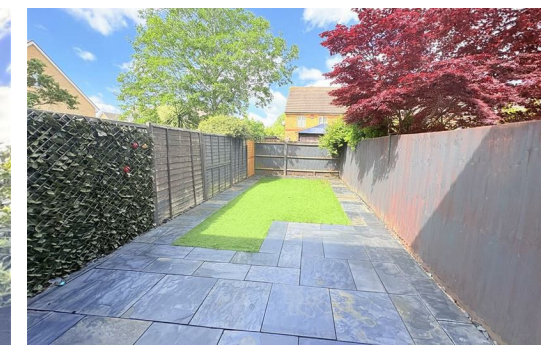




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 1/2020



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**23
 Compass Close
 Rowner
 Gosport
 Hampshire
 PO13 9XF**



**01329 665700
 Stubbington**

Bursledon

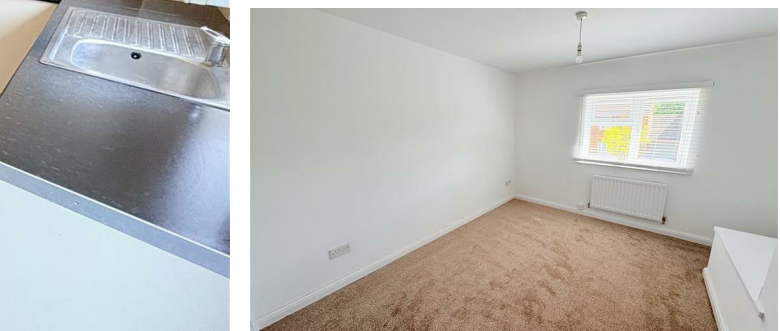
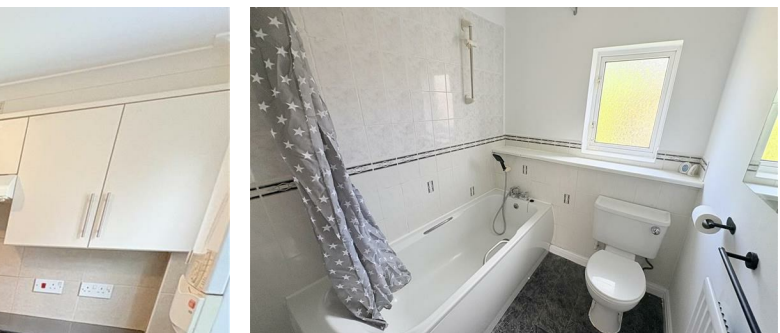
02380 010440

**23 Compass Close
Rowner
Gosport
PO13 9XF**

Asking Price £219,950
Freehold



This two-bedroom terraced house is conveniently located close to local shops and amenities. The property benefits from two off-road parking spaces and will be available with no forward chain! The accommodation briefly comprises a lounge, kitchen/dining room, two bedrooms, and a family bathroom. The property also features an enclosed westerly facing low maintenance rear garden. Call Chambers today to book a viewing 01329 665700.



Front Door

Into:

Lounge

16'10" x 12'11" (5.14 x 3.94)

Skimmed ceiling, PVCu double glazed window to front elevation, access to cupboard with meters, two radiators, television point and telephone. Door into:

Kitchen/ Dining Room

12'8" x 9'10" (3.88 x 3.01)

Skimmed ceiling, PVCu double glazed window to rear elevation, fitted range of wall and base/drawer units with work surface over, inset sink, electric oven with gas hob and extractor hood over, space for fridge/freezer, access to boiler (2016), space for dining table and chairs, radiator, plumbing for washing machine.

First floor Landing

Skimmed ceiling, access to cupboard, access to loft via fitted ladder which is partially boarded, Doors to:

Bedroom 1

12'10" x 11'7" (3.93 x 3.55)

Skimmed ceiling, PVCu double glazed window to front elevation, television point, radiator. wardrobes. New carpets.

Bedroom 2

12'8" x 6'11" (3.88 x 2.11)

Skimmed ceiling, PVCu double glazed window to rear elevation, radiator. New carpets.

Family Bathroom

9'0" x 5'8" (2.76 x 1.74)

Skimmed ceiling, PVCu double glazed window to rear elevation, quite comprising panel bath with shower, wash basin, WC, radiator, extractor fan.

Outside

Enclosed Rear Garden

A westerly facing low maintenance rear garden mainly laid to lawn with Astroturf and paved patio.

Parking

Two allocated parking space directly in front of the property.

Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

England & Wales EU Directive 2002/91/EC

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