



£270,000
Sanderling Lodge, Rope Quays
Gosport, PO12 1EN

PROPERTY SUMMARY

A STUNNING 17' X 16' BALCONY WITH PANORAMIC VIEWS! This well presented apartment boasts beautiful harbour views and is within walking distance to local amenities. Inside the flat, there is a wide and welcoming entrance hallway with two storage cupboards, leading to all primary rooms. The kitchen/diner is fully fitted with integrated appliances, centre island and space for a small dining table. Two double bedrooms follow, both with fitted wardrobes and an ensuite to the master bedroom, offering added privacy for guests or family members. The bright and airy lounge flows seamlessly with the kitchen area providing an ideal space for relaxing or entertaining with friends. Further benefits include a lift to all floors, allocated parking, security entrance system in to the development and building and so much more. Offered to the market with no onward chain this property in our opinion is a must see.





ENTRANCE HALL

LOUNGE 27' x 14' 2" (8.23m x 4.32m)

KITCHEN/BREAKFAST AREA

MASTER BEDROOM 12' 0" x 12' 0" (3.66m x 3.66m)

ENSUITE

BEDROOM TWO 11' 2" x 10' 0" (3.4m x 3.05m)

BATHROOM

BALCONY 17' 0" x 16' 0" (5.18m x 4.88m)

AGENTS NOTE 104 Years Remaining

Ground Rent - £187.00 pa

Service Charge - £3254 pa including buildings insurance and water rates



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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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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