

Spring Garden Lane,
Gosport, Hampshire, PO12 1HY

OFFERS IN REGION
OF £600,000



Imposing Detached Property

Six Upper Rooms

Potential To Convert Back To Residential
Home/HMO Subject To Local Authority
Planning Consent

Lawned Gardens With Iron Balustrade
Around 3 Sides

No Forward Chain

Four Reception Rooms

Current Arrangement As Ideal Office
Accommodation

Parking Bays To Side Of Property

Conservation Area

Currently D1 Use

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

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FLOOR PLAN TO FOLLOW



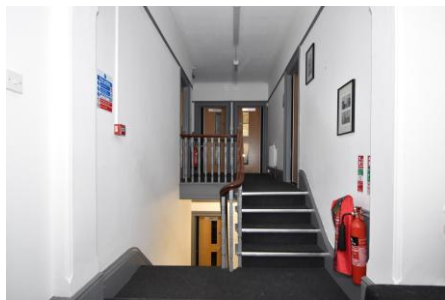
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

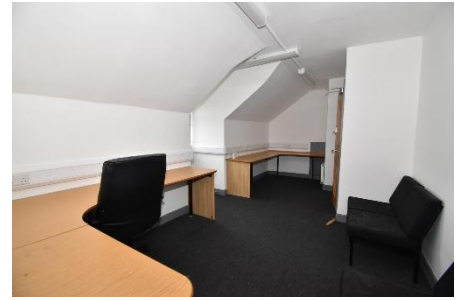
Entrance Vestible	Part glazed door, tiled floor, inner door with stained glass panel features to:
Entrance Hall	2 radiators, tiled floor, stairs to first floor with spindled balustrade, understairs cupboard, door to rear.
Reception Room 1 (Wilson)	18'2" (5.54m) Into Bay x 15'11" (4.85m) Marble fireplace, 2 radiators, built in double cupboard, picture rail, ornamental coving, PVCu double glazed windows, door to:
Reception 2 (Brune)	17'9" (5.41m) Into Bay x 18'4" (5.59m) Timber fireplace, picture rail, ornamental coving, 2 radiators, PVCu double glazed window, archway to:
Vestibule	8'0" (2.44m) x 4'8" (1.42m) Timber windows with double glazed inserts, timber door.
Reception 3 (Bay)	18'10" (5.74m) x 14'3" (4.34m) 2 PVCu double glazed windows, 2 radiators, fireplace, picture rail, coved ceiling.
Reception 4 (Children & Families Team)	23'6" (7.16m) x 13'3" (4.04m) 4 PVCu double glazed windows and door, coved ceiling, 2 radiators, built in cupboards.
W.C.	9'5" (2.87m) x 6'11" (2.11m) Low level W.C., hand basin, PVCu double glazed window, coved ceiling, radiator.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, spindled balustrade, radiator, stairs leading to 2nd floor.
Room 1 (Rover)	18'3" (5.56m) Into Bay x 15'11" (4.85m) Timber fireplace, 2 radiators, picture rail, PVCu double glazed window.
Store	6'8" (2.03m) x 4'10" (1.47m) PVCu double glazed window.
Room 2 (Gomer)	18'6" (5.64m) x 17'9" (5.41m) Fireplace, radiator, picture rail, PVCu double glazed window.
Room 3 (Gateway)	19'4" (5.89m) x 14'4" (4.37m) 2 PVCu double glazed windows, radiator, marble fireplace.
Room 4 (Enterprise)	14'0" (4.27m) x 12'4" (3.76m) PVCu double glazed window, radiator, fitted cupboard, picture rail.
Room 5	11'1" (3.38m) x 7'6" (2.29m) PVCu double glazed window, fitted wall unit and base cupboard, double radiator, wall mounted gas central heating boiler, tiled splashbacks.
W.C.	With low level W.C., vanity hand basin, PVCu double glazed window, extractor fan, radiator.

ON THE 2ND FLOOR

Landing

Room 6	18'11" (5.77m) x 10'11" (3.33m) Max Plus Bay, PVCu double glazed window, radiator, door leading to attic area with PVCu double glazed window.
Room 7	19'1" (5.82m) x 9'4" (2.84m) plus bay, PVCu double glazed window, radiator, door to attic area with PVCu double glazed window.
OUTSIDE	
Front & Side	Wall and iron balustrade to front and side of property with lawn and borders.
Rear Garden	With lawn, brick paved path, covered area, rear pedestrian gate.
Agents Note	We understand the parking to the left side when entering the car park belongs to No: 1.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	TBC
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk





EPC TO FOLLOW

Full Energy Performance Certificate
available upon request

Appointment

Date:

Time:

Person Meeting:

[Viewing Notes](#)

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.