

This beautifully presented character home is ideally located close to Stokes Bay seafront, Alverstoke Village and local schools. The vast living space is arranged over four floors and boasts five bedrooms, two spacious reception rooms, and a superb open-plan kitchen/dining/sitting room. There is an attractive mature garden plus garage with hardstanding.

The Accommodation Comprises:

Solid wood front door to:

Entrance Hall

Stripped wood flooring, ornate coving and archway, picture and dado rails. stairway to First and Lower Ground Floors, door to rear garden.

Formal Dining Room (currently used as a Study/Sitting Room) 15' 9" x 12' 5" (4.80m x 3.78m)

Sash window to rear elevation overlooking garden, feature fireplace with tiled inset, fitted shelves, vertical radiator.

Drawing Room 18' 9" x 14' 6" (5.71m x 4.42m)

Bay with sash windows to front elevation, coved ceiling, picture rail, wood flooring, open fireplace with marble surround, tiled inset and hearth.

Lower Ground Floor

Underfloor heating, storage cupboard for shoes and coats.

Utility Room

Fitted storage cupboards, space and plumbing for washing machine, space for tumble dryer.

Kitchen/Dining/Sitting Area 34' 11" x 18' 3" (10.63m x 5.56m)

An impressive open-plan room enjoying a double aspect outlook with window to front elevation, and double opening French doors to the rear garden. The kitchen area is fitted with a range of base cupboards and matching eye level units, Range-style oven, integrated dishwasher, recess for fridge and freezer, space for table and chairs, larder cupboard, separate island unit with slate worktop and breakfast bar, inset sink with mixer tap and additional boiling water tap, fitted bench dining area, wood flooring, storage cupboards in sitting area.

First Floor Landing

Stairs to Second Floor, radiator.

Bedroom One 18' 10" into bay x 12' 6" max (5.74m into bay x 3.81m max)

Bay with sash windows to front elevation, fitted wardrobes, coved ceiling, picture rail, radiator.

Bedroom Two 15' 8" x 12' 6" (4.77m x 3.81m) max

Sash window to rear elevation, fitted wardrobes, wash hand basin with mixer tap, coved ceiling, picture rail, feature fireplace, radiator.

Cloakroom

Located on the half landing, window to rear elevation, close coupled WC, wash hand basin set in vanity unit.

Family Bathroom

Sash window to front elevation, freestanding roll top bath with mixer tap, shower cubicle with mains shower, wash hand basin set in vanity unit, ladder-style radiator.

Second Floor

Skylight, reading area with fitted shelving and storage cupboards below, access to loft space.

Bedroom Three 16' 0" x 10' 1" (4.87m x 3.07m)

Sash window to front elevation with roof top views of the Solent & Isle of Wight, fitted wardrobes, picture rail, coved ceiling, radiator.

Bedroom Four 15' 11" x 10' 2" (4.85m x 3.10m)

Sash window to rear elevation, fitted wardrobes, picture rail, coved ceiling, radiator.

Bedroom Five 11' 11" x 8' 5" (3.63m x 2.56m)

Sash window to front elevation with roof top views of the Solent & Isle of Wight, picture rail, coved ceiling, radiator.

Shower Room

Window to rear elevation, shower cubicle with mains shower, wash hand basin set in vanity unit, close coupled WC with concealed cistern, ladder-style radiator.

Outside

At the front of the property is a forecourt garden enclosed by wall and hedging, decorative tiled pathway and steps to the front door. The attractive rear garden is enclosed by brick walls, primarily laid to lawn with mature shrubs and bushes to borders, with two storage sheds, patio areas, outside lighting, power points, outside water tap, side and rear pedestrian access. The property also benefits from a garage and hardstanding located in Coward Road.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

Sewerage: Mains

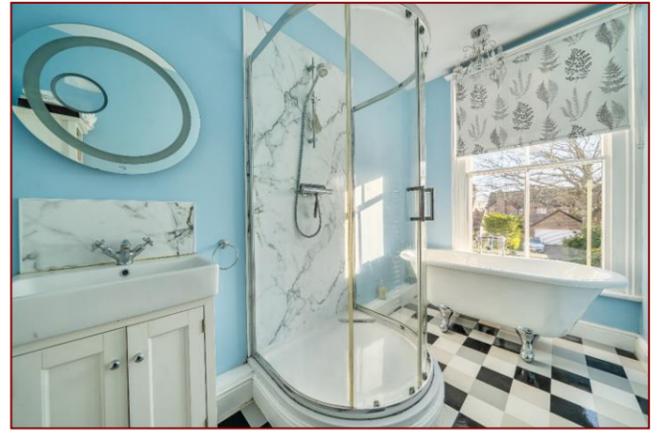
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: <https://www.gov.uk/check-long-term-flood-risk>

Tenure: Freehold

Council Tax Band: F





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

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£725,000

Ashburton Road, Alverstoke, Gosport, PO12 2LJ

DRAFT DETAILS

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT