DIMON
Estate Agents

High Street, Gosport, Hampshire, PO12 1BX

£299,995







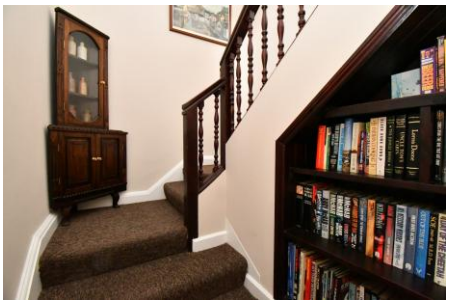

- Grade II Listed Maisonette & High Street Conservation Area
- Exceptionally Spacious & Well Presented Accommodation With Many Architectural Features
- Centrally Located In The Town Centre
- 18`1 x 14`3 Drawing Room
- Two Good Size Bedrooms
- Bathroom & Separate Shower Room
- Kitchen / Dining Room
- Three Parking Spaces & Bin Store Area
- Currently Operates As A Successful Air B&B
- Arrange A Viewing To Appreciate The Accommodation On Offer

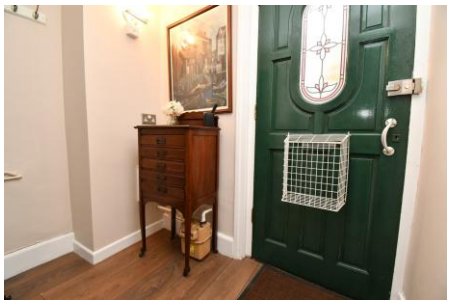
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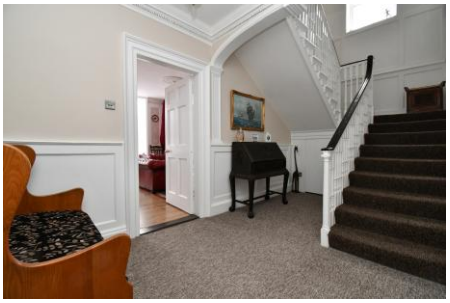




SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	Part glazed front door with etched glass panel, laminate flooring, storage and meter cupboard, glazed inner door to:
Hallway	Inset bookcase, coved ceiling, stairs leading to first floor with spindled balustrade.
ON THE 1ST FLOOR	
Landing	Radiator, coved ceiling, ½ height panelling to inner section, stairs leading to first floor with spindled balustrade, understairs cupboard, ornamental coving, archway feature.
Drawing Room	14'3" (4.34m) x 18'1" (5.51m) 3 sash windows, radiator with cover, fireplace, feature tiled inset and hearth, ornamental coving and ceiling rose, wall panelling, 2 wall lights, laminate flooring.
Kitchen / Dining Room	14'7" (4.45m) x 14'4" (4.37m) 1 ½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, range cooker with extractor canopy over, integrated dishwasher and fridge, 2 sash windows, ornate coving, fireplace with cast iron inset and tiled hearth, double radiator, window seat.
Shower Room	Shower cubicle, pedestal hand basin, low level W.C., chrome heated towel rail, wall mounted gas central heating boiler, coved ceiling, aqua panel splashbacks.
ON THE 2ND FLOOR	
Spacious Landing	Wall panelling, radiator, sash window, coved ceiling.
Bedroom 1	14'3" (4.34m) x 17'11" (5.46m) 4 sash windows on twin aspect, cast iron fireplace, built in cupboard, coved ceiling, radiator.
Bedroom 2	14'4" (4.37m) x 12'4" (3.76m) Twin aspect room with 3 sash windows, cast iron fireplace, coved ceiling, double radiator.
Utility Cupboard	Plumbing for washing machine.
Bathroom	Claw foot bath with antique style mixer tap and shower attachment, pedestal hand basin, low level W.C., chrome heated towel rail, coved ceiling, tiled splashbacks.
OUTSIDE	3 block paved parking spaces and bin store area.
Agents Note	The owner advises us that the fireplace in the drawing room may have hand painted tiles and there are restrictions preventing it being removed.
Services	We understand that this property is connected to mains gas, electric, water and sewage.

Tenure	Leasehold. Balance of a 125 year lease from 5th October 2006. Current ground rent £0 and maintenance charges as and when needed split 50/50 with property below. These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.
Council Tax	Band A
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





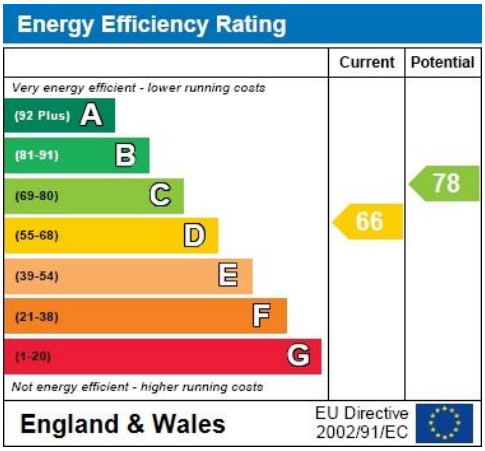










Full Energy Performance Certificate
available upon request

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.