

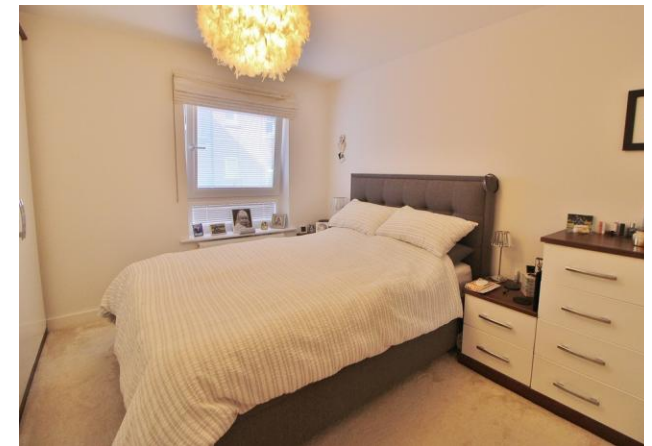
£180,000

The Old Brewery

Horndean, PO8 0QQ

PROPERTY SUMMARY

We are delighted to offer for sale this beautiful 1 bedroom apartment situated in the heart of Horndean village with easy access to the A3 and forming part of the historic gales brewery development. This well presented first floor apartment benefits from a lounge/kitchen with space for dining room table, a good sized bedroom, family bathroom suite. Externally there is courtyard with access to communal garden, allocated parking spot with video and phone entrance system. There are local amenities restaurants, pubs and shops right on your doorstep. Internal viewings are strongly recommended contact us as sole agents on 02392 231 100.





ENTRANCE HALL Radiator, 2x storage cupboards, intercom system.

BATHROOM Heated towel rail, extractor fan, panelled bath with shower over, wash hand basin, storage cupboard.

BEDROOM 12' 5" x 10' 9" (3.78m x 3.28m) Window to side aspect, radiator, build in wardrobes.

LOUNGE/DINER/KITCHEN 15' 11" x 15' 5" (4.85m x 4.7m) Windows to side and rear aspect, Juliette balcony, 2x radiators, a range of wall and base units with sink unit, integrated oven, electrical hob with extractor hood above, integrated fridge/freezer, integrated dishwasher, integrated washing machine.

OUTSIDE

COURTYARD

COMMUNAL GARDEN

PARKING Allocated parking space

LEASE DETAILS As of August 2026 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: First Port

Balance Of Lease: 115 (approx) years remaining

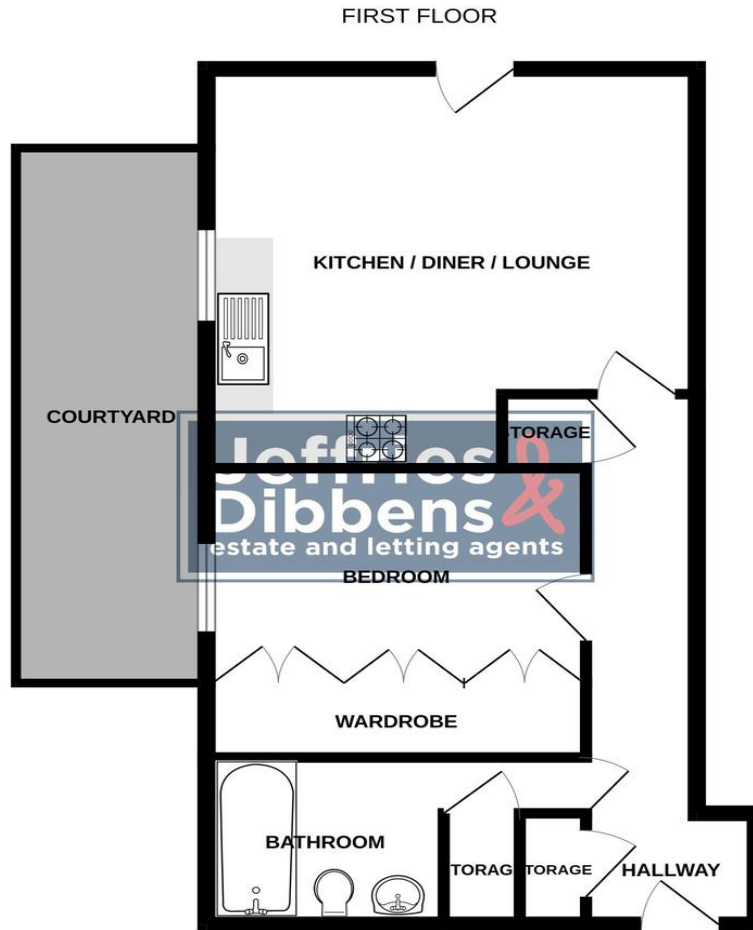
Service/Maintenance Charges: £800.00 (approx) per annum as well as building insurance of £758.52 per year

Service Charge Review Period: Annually

Ground Rent: £275.00 (approx) per annum

Ground Rent Review: Annually

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



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

East Hampshire District Council

TENURE

Leasehold

COUNCIL TAX BAND

Band B

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 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.

Jeffries & Dibbens
estate and letting agents

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